



# CHAMPAIGN PARK DISTRICT

## AGENDA

### SPECIAL BOARD MEETING

#### REMOTE MEETING HELD VIA TELECONFERENCE

The President of the Board of Commissioners has determined that an in-person meeting or a meeting conducted pursuant to the Open Meetings Act is not practical or prudent because of the COVID-19 disaster.

*(As permitted by Public Act 101-0640)*

**Citizens may participate in the zoom meeting by going to the following web address:**

<https://us02web.zoom.us/j/85482935175?pwd=YS9tcGIEWjNvK1IPZIBOeEsxNE03Zz09>

For online video access, please use the following Meeting ID and Password when prompted:

Meeting ID: 854 8293 5175

Password: 094510

Alternatively, the meeting may be accessed by telephone at:

1-312-626-6799, If prompted for the following items, please enter:

Meeting ID: 854 8293 5175, followed by the # symbol

Password: 094510, followed by the # symbol

Citizens will be offered an opportunity to speak to the Board during the public comment portion. To facilitate this and not have individuals speaking over one another, the Park District kindly requests that individuals wishing to address the Board via the conference line during public comment notify the Park District via email, as noted below, of their intent to address the Board. Alternatively, citizens may submit public comments by email prior to the Board meeting, to be announced by the Park Board President during the public comment portion of the meeting. Email submissions (notice of intent to speak or comment via email) should be submitted by Noon on Wednesday, August 25, 2021, and sent to [joe.deluce@champaignparks.org](mailto:joe.deluce@champaignparks.org).

**Wednesday, August 25, 2021**

**5:30 P.M.**

#### A. CALL TO ORDER

#### B. PRESENTATION

1. African American Heritage Trail – Jayne DeLuce & Barbara Suggs-Mason

#### C. COMMENTS FROM THE PUBLIC

#### D. NEW BUSINESS

1. Approval of Underground Electrical Easement for Ameren Illinois at the Martens Center and Human Kinetics Park  
Staff recommends entering into Ameren Illinois easement subject to the consent of the Illinois Department of Natural Resources (IDNR) which is in process. **(Roll Call Vote)**
2. Approval of Apply for an Open Space Land Acquisition and Development (OSLAD) Grant for a Pickleball Complex  
Staff recommends approval to proceed with \$400,000 OSLAD grant as shown in attachment 1, and authorization and signature of *Grant Program Resolution of Authorization* due to IDNR by September 1, 2021. **(Roll Call Vote)**

#### E. DISCUSSION ITEMS

1. Parker Glen Development

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The mission of the Champaign Park District is to enhance our community's quality of life through positive experiences in parks, recreation, and cultural arts.

**F. COMMENTS FROM COMMISSIONERS**

**G. EXECUTIVE SESSION**

The Board will convene into Executive Session under the Illinois Open Meetings Act, specifically 5 ILCS 120/2(c)(11) Litigation, when an action against, affecting or on behalf of the particular public body has been filed and is pending before a court or administrative tribunal, or when the public body finds that an action is probable or imminent, in which case the basis for the finding shall be recorded and entered into the minutes of the closed meeting. ***(Roll Call Vote)***

**H. RETURN TO REGULAR MEETING**

**I. ADJOURN**



**REPORT TO PARK BOARD**

**FROM: Joe DeLuce, Executive Director**

**DATE: August 20, 2021**

**SUBJECT: Approval of Underground Electrical Easement with Ameren Illinois  
at Martens Center and Human Kinetics Park**

Background

Site utility construction is underway at the Martens Center; connecting electrical power to the building is an important milestone in the process. Before Ameren Illinois can do any work on site, an underground electrical easement (attached) needs to be executed. A portion of the Ameren easement area intersects with the Human Kinetics Park Land and Water Conservation Fund boundary. Additional notification and agreement needed with Illinois Department of Natural Resources (IDNR) is currently in the works.

Prior Board Action

*January 13, 2021 Regular Board Meeting*—Board awarded Broeren Russo Builders the Martens Center construction contract.

Budget Impact

Ameren's work on site bears no cost, and there is no easement fee. Per ordinance the Park District charges fee for granting easements which include covering Attorney costs typically, but this easement is in the interest and benefit of the Park District.

Recommendation

Park District Attorney has reviewed the attached easement. Staff recommends approval of entering into the easement agreement, subject to the consent of IDNR, which is in process.

Prepared by:

Andrew Weiss  
Director of Planning

Reviewed by:

Joe DeLuce  
Executive Director

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**REMS INFORMATION**

Agreement ID:

Project ID:

**EASEMENT**

(Underground Electric)

1515 North Market St., Champaign, IL 61820 PIN No. 41-20-01-428-027

KNOW ALL MEN BY THESE PRESENTS, this \_\_\_\_\_ day of \_\_\_\_\_, 2021, that **CHAMPAIGN PARK DISTRICT**, its successors and assigns, whether one or more and whether an individual, individuals, a corporation, or other legal entity (hereinafter "Grantor"), for and in consideration of the sum of Ten and No/100th Dollars (\$10.00) and other valuable consideration in hand paid, the receipt of which is hereby acknowledged, does hereby grant unto **AMEREN ILLINOIS COMPANY d/b/a AMEREN ILLINOIS**, an Illinois corporation, its successors and assigns (hereinafter "Grantee"), a ninety-nine (99) year easement (hereinafter "Easement") with the right, privilege, and authority of Grantee, its agents, contractors, and subcontractors to survey, stake, construct, reconstruct, replace, use, operate, maintain, patrol, inspect, protect, repair, relocate, modify, add to the number of, abandon or retire in place, and remove an electric and communication line or lines consisting of wires, cables, conduits, fixtures, appliances, and other appurtenances thereto, including above-ground transformers, cabinets, and pedestals (hereinafter individually and collectively "Facilities"), together with the authority to extend to any other party the right to use, pursuant to the provisions hereof, upon, over, across and under the following described land in Section 1, Township 19 North, Range 8 East, of the 3rd Principal Meridian, in Champaign County, State of Illinois, to-wit:

Property Description:

A REPLAT OF HUMAN KINETICS SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK "BB" AT PAGE 198 AS DOCUMENT 92R25474, BEING PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 19 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, CHAMPAIGN COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF NORTH MARKET STREET BEING THE NORTHEAST CORNER OF SAID HUMAN KINETICS SUBDIVISION, RUNNING THENCE SOUTH 0° 36' 19" EAST, ON A BEARING REFERENCED TO THE ILLINOIS STATEPLANE COORDINATE SYSTEM, EAST ZONE, ALONG SAID WESTERLY RIGHT OF WAY LINE AND THE EAST LINE OF SAID HUMAN KINETICS SUBDIVISION, A DISTANCE OF 663.17 FEET TO A POINT

ON THE NORTH LINE OF GARWOODS THIRD ADDITION AND THE SOUTHEAST CORNER OF SAID HUMAN KINETICS SUBDIVISION; THENCE SOUTH 89° 02' 01" WEST ALONG THE NORTH LINE OF SAID GARWOODS THIRD ADDITION, A DISTANCE OF 636.93 FEET TO A POINT ON THE EAST LINE OF THE FLOYD D. LEICHER SUBDIVISION AND THE SOUTHWEST CORNER OF SAID HUMAN KINETICS SUBDIVISION; THENCE NORTH 0° 33' 11" WEST ALONG THE EAST LINE OF SAID FLOYD D. LEICHER SUBDIVISION, A DISTANCE OF 666.62 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND SURVEYED BY GODFREY SPERLING AND SHOWN ON A PLAT OF SURVEY DATED AUGUST 3, 1940 AND THE NORTHWEST CORNER OF SAID HUMAN KINETICS SUBDIVISION; THENCE NORTH 89° 20' 39" EAST ALONG THE SOUTH LINE OF SAID TRACT AND ITS EASTERLY EXTENSION, 636.31 TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 9.717 ACRES AND BEING SITUATED IN THE CITY OF CHAMPAIGN, CHAMPAIGN COUNTY, ILLINOIS.

Easement Description:

A 10 foot wide strip of land of even width. The centerline of said easement strip shall be determined by the longitudinal centerline of said electric facilities as installed on the above described property. Also See Exhibit A.

together with all rights and privileges for the exercise and enjoyment of the Easement rights.

Grantor also conveys the right of ingress and egress to and over the Easement Area and premises of Grantor adjoining the same, for all purposes herein stated, together with the right to trim, control the growth, cut and remove or cause to be removed at any time and from time to time, by any means, any and all brush, bushes, saplings, trees, roots, undergrowth, rock, over-hanging branches, and other obstructions upon, over, and under the surface of said Easement Area and of the premises of Grantor adjoining the same deemed by Grantee to interfere with the exercise and enjoyment of Grantee's rights hereunder, endanger the safety of the Facilities, or in order for Grantee to maintain compliance with the minimum clearance requirements of the National Electric Safety Code.

Grantee shall be responsible for actual damages (except the trimming, controlling of growth, cutting, and removal of trees and other vegetation) occurring as a result of the Grantee's exercise of the Easement rights hereinabove conveyed and shall reimburse the owner thereof for such loss or damages.

Grantor, for itself, its successors and assigns, does hereby warrant and covenant unto Grantee, (1) that Grantor is the owner of the Easement Area and has the full right and authority to grant this Easement, (2) that Grantee may quietly enjoy the Easement for the purposes herein stated, and (3) that Grantor will not create or permit any building or other obstruction or condition of any kind or character upon Grantor's premises that will interfere with the Grantee's exercise and enjoyment of the Easement rights hereinabove conveyed.

Grantor hereby waives and releases any and all homestead and other marital rights it may have pursuant to Illinois law.

This Easement shall be governed by the laws of the State of Illinois.

IN WITNESS WHEREOF, the Grantor has hereunto caused this Easement to be executed on the date hereinabove written.

CHAMPAIGN PARK DISTRICT

**ALL PURPOSE NOTARY ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned, a Notary Public in and for said State, personally appeared (print or type names):

to me known to be the person described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Capacity Claimed By Signator(s)			
<input type="checkbox"/> Individual(s)	<input type="checkbox"/> Corporate	<input type="checkbox"/> Limited Liability Company	<input type="checkbox"/> Partner(s)
<input type="checkbox"/> Trustee(s)	Title(s) of Officer(s):	Member(s)/Manager(s):	<input type="checkbox"/> Limited Partnership
<input type="checkbox"/> Executor(s)	_____	_____	<input type="checkbox"/> General Partnership
<input type="checkbox"/> Administrator(s)	_____	_____	<input type="checkbox"/> Other (Specify Below):
<input type="checkbox"/> Attorney-In-Fact	_____	_____	_____
<input type="checkbox"/> Conservator(s)	_____	_____	_____
<input type="checkbox"/> Guardian(s)	_____	_____	_____

My Commission Expires

Notary Public

Prepared By: Jason Zumwalt

Return To: Ameren Illinois, 1112 West Anthony Drive,  
Urbana, IL 61802

[initials]

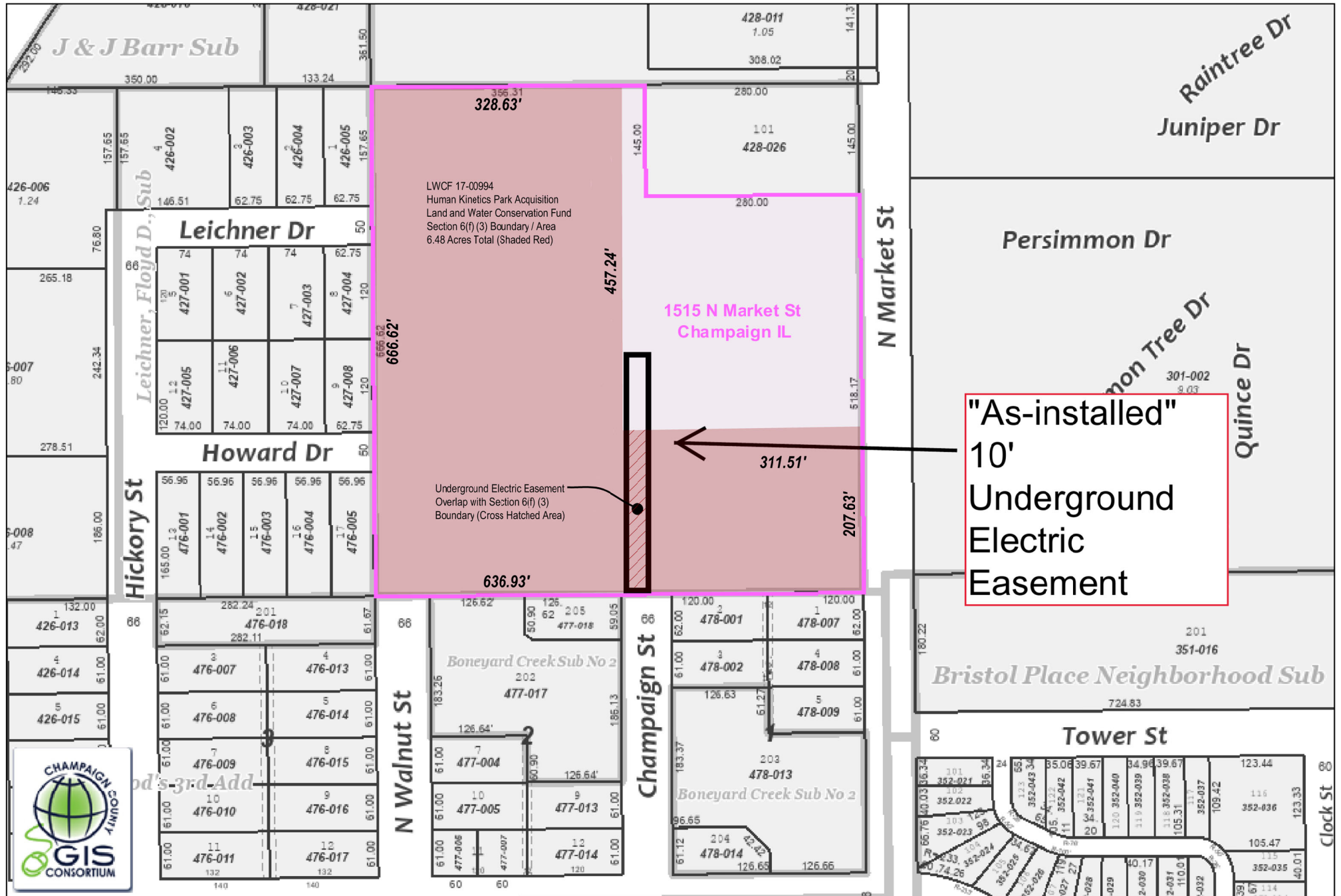
WR#:

Facility Name:

[location reference or coordinates]

08/20/2021

# 41-20-01-428-027 Sec 01, Twp 19N, Rng 8E



110 Feet

This map was prepared with geographic information system (GIS) data created by the Champaign County GIS Consortium (CCGIS), or other CCGIS member agency. These entities do not warrant or guarantee the accuracy or suitability of GIS data for any purpose. The GIS data within this map is intended to be used as a general index to spatial information and not intended for detailed, site-specific analysis or resolution of legal matters. Users assume all risk arising from the use or misuse of this map and information contained herein. The use of this map constitutes acknowledgement of this disclaimer.





**REPORT TO PARK BOARD**

**FROM: Joe DeLuce, Executive Director**

**DATE: August 20, 2021**

**SUBJECT: Approval to Apply for an Open Space Land Acquisition and Development (OSLAD) Grant for Centennial Park Pickleball Courts**

Background

Park District staff and Board have been working with Architectural Expressions (AEX) to identify potential multi-court pickleball facilities within the community. Seaman Field at Centennial Park was chosen as the best site for the project from several proposed during AEX's August 11th Regular Board Meeting presentation. The entire pickleball complex at Centennial Park is a potential multi-phase endeavor, with the first phase work making a suitable OSLAD grant application. The State of Illinois funds the OSLAD program through a portion of the State's Real Estate Transfer Act. The current round of OSLAD grant applications are due to the Illinois Department of Natural Resources (IDNR) By September 1, 2021.

Prior Board Action

There has been no prior Board action regarding an OSLAD grant application for Centennial Park Pickleball Courts.

Budget Impact

OSLAD policy limits development grants to \$400,000 maximum; an \$800,000 project budget therefore would maximize grant assistance. A construction budget of \$730,000 with \$70,000 allocated toward a variety of professional services (e.g., design, topographic survey, audit, construction testing) accounts for the entire grant application. A detailed project scope and budget from AEX are included.

Recommendation

Staff recommends Board approval to proceed with \$400,000 OSLAD grant application for Centennial Park Pickleball Courts, and to sign the *Grant Program Resolution of Authorization* (attached) due to IDNR by September 1, 2021.

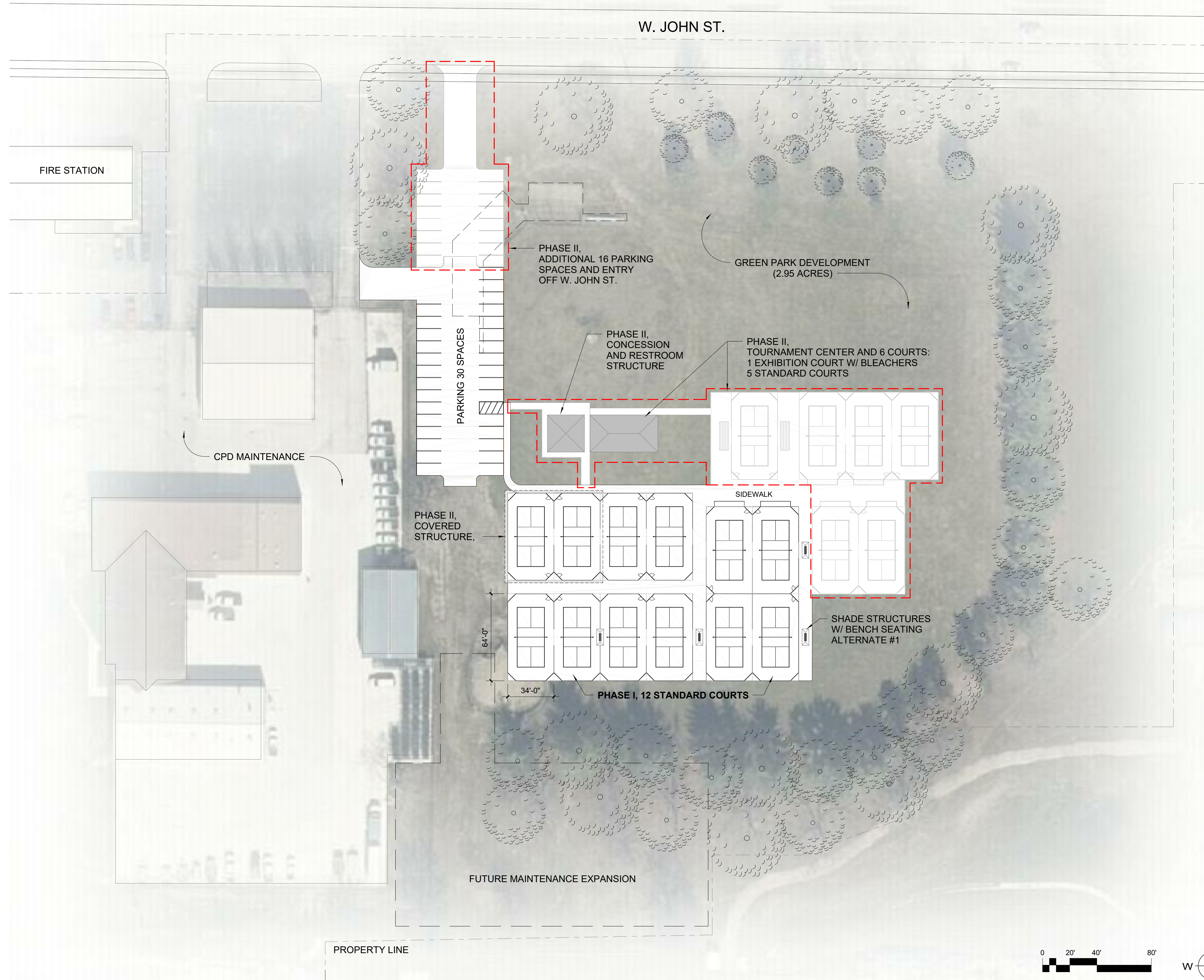
Prepared by:

Andrew Weiss  
Director of Planning

Reviewed by:

Joe DeLuce  
Executive Director





1 SITE PLAN  
1" = 40'-0"



ARCHITECTURAL EXPRESSIONS, LLP  
 100 CHESTNUT, SUITE 300,  
 CHAMPAIGN, IL 61820  
 PHONE: 217-378-5300 FAX: 217-378-8512  
 www.aexllp.com  
 IL DESIGN FIRM No. 184-001487

DATE: \_\_\_\_\_  
 LIC. EXP.: \_\_\_\_\_

SITE PLAN  
**CENTENNIAL PARK PICKLEBALL  
 COMPLEX- PHASE I**  
 CHAMPAIGN PARK DISTRICT  
 CHAMPAIGN, IL

No.	Description	Date

PRELIMINARY

Project Number 6379  
 Date 08/20/21  
 Drawn By JLK  
 Checked By AEX

SP101



113 ILLINI DRIVE  
 FORSYTH IL 62535  
 P 217.877.4620  
 F 217.877.4625

100 N CHESTNUT SUITE 300  
 CHAMPAIGN IL 61820  
 P 217.378.5300  
 F 217.378.8512

**PRINCIPALS**  
 LAWRENCE R LIVERGOOD, FAIA  
 JAMES W FOUSE, AIA  
 J. RYAN ANDERSON, AIA  
 BRIAN A KESLER, AIA  
 PATRICK M CORRIGAN, PE

August 20, 2021

**Preliminary Cost Analysis  
 Centennial Park Pickle Ball Complex (12 Courts) – Phase I  
 OSLAD Grant Application**

Attached is a project cost summary for a proposed 12 court pickle ball complex located at Centennial Park for a OSLAD Project Grant Total of \$799,416.

Also attached is a modified drawing of the Masterplan to size this project to a project total for Phase I to be at or near \$800,000.

\*The initial masterplan was estimated at \$2,295,821. The following changes were made to meet the Phase I project limit of \$800,000.

**Court Reduction**

- The number of courts are reduced from 18 to 12 courts in Phase I \$127,502

**Concession Building**

- The Concession Building was eliminated from Phase I (2375sf) \$583,258
- *An alternate concession building is proposed of reduced scope similar to the concession building at the Dodds Park 3-plex (576 SF) which may be an option in Phase II. Another building addition could be planned in Phase II.* \$135,466

**Electrical**

- Eliminated site lighting 6 courts \$39,675
- Eliminated total parking lot lighting \$47,610

**Site**

- Reduce site work of 6 courts, reduce parking from 65 to 30 cars, remove new curb cut, reduce sidewalks patios \$105,078

**Special**

- Remove shaded court structure to Phase II. \$280,000
- Remove grandstands, reduce fencing, and remove shade canopies to Phase II. \$74,805

**PROJECT COST OPINION**

<b>Project:</b>	Centennial Park Pickleball comple - Phase I		<b>DATE:</b>	8/19/2021
<b>Owner:</b>	Champaign Park District		<b>AEX#:</b>	6379
<b>Description:</b>	12 Court Pickleball Complex: 26112 SF		<b>OWNR#:</b>	
	Court: SF	\$/SF: N/A	<b>REV#:</b>	
<b>ITEM</b>			<b>%</b>	<b>AMOUNT</b>
Pre-Planning Cost				N/A
Site Survey and Soil Investigation				N/A
Site Preparation (Incl. Demolition/Disposal)				\$ 10,000.00
Hazardous Materials Remediation (Allowance)				N/A
Off-Site Work				N/A
<b>WORK ITEM</b>	<b>ESTIMATE</b>	<b>\$/SF:</b>		
GENERAL-No Concession Building Included	-	-		
COURT CONSTRUCTION	267,017.72	-		
<b>SHELL</b>				
SUPERSTRUCTURE	-	-		
EXTERIOR CLOSURE	-	-		
ROOFING	-	-		
<b>INTERIORS</b>	-	-		
<b>SERVICES</b>				
CONVEYING	-	-		
PLUMBING	-	-		
HVAC	-	-		
FIRE PROTECTION	-	-		
ELECTRICAL	66,000.00	-		
Service Upgrade, Site Lighting				
<b>EQUIPMENT &amp; FURNISHINGS</b>	-	-		
<b>SPECIAL CONSTRUCTION</b>	61,794.00	-		
Fencing				
<b>SITE WORK</b>	145,399.08	-		
Sidewalks, Patios				
<b>Total Construction Contracts</b>	540,210.80	-		\$ 540,210.80
General Contractor Markups (General Conditions, Overhead, and Profit)			15%	\$ 81,031.62
<b>SUBTOTAL CONSTRUCTION RELATED ITEMS</b>			-	\$ <b>621,242.42</b>
Fixtures, Furnishings and Equipment (FFE)				
Architectural/Engineering Fees (Estimated)			9%	\$ 65,700.00
Owner's Rep				\$ -
Other Reimbursables (Printing)				
Bonds, Permits and Fees (not included in construction contracts)				
Fixed Capital Equipment (not in construction contracts)				
Building or Property Acquisition				
Archeological Investigation				\$ 800.00
Audit				\$ 3,500.00
<b>SUBTOTAL PROJECT RELATED ITEMS</b>			-	\$ 701,242.42
Contingency			14%	\$ 98,173.94
<b>TOTAL FOR PROJECT</b>			-	\$ <b>799,416.36</b>

Need to determine grade and fill requirements  
Baseball fencing and dugouts

\$20,283 per court

No site irrigation or drinking fountains included

COURT CONSTRUCTION

DESCRIPTION	QUANTITY	U	UNIT COST	COST
Aggregate Base Course 2" Ave.	317	TON	\$51.00	\$16,167.00
Bit. Mtls. Prime Coat MC-30	721	GAL	\$6.00	\$4,326.00
HMA Bit. Binder Course 2"	324	Ton	\$130.00	\$42,120.00
Bit. Mtls. Tack Coat NTEA	290	GAL	\$8.00	\$2,320.00
HMA Bit. Surface Course 1 1/2"	362	TON	\$160.00	\$57,920.00
Install foundations/Post/Anchors/ Nets/Etc.	12	SET	\$2,200.00	\$26,400.00
Paint Court color system/Stripping/Nets/ Posts/ Anchors	26,112	SF	\$2.60	\$67,891.20
				\$0.00
Construction Layout	1	LS	6750	\$6,750.00
Mobilization of Equipment	1	LS	5000	\$5,000.00
				\$0.00
Court Surface System(All Weather Court)	26,112	SF	1.46	\$38,123.52
				\$0.00
				\$0.00
				\$0.00
<b>CONSTRUCTION COST</b>				<b>\$267,017.72</b>



SPECIAL CONSTRUCTION

DESCRIPTION	QUANTITY	U	UNIT COST	COST	
Future-Shade Structure Structure; Shading 4 Courts	9250	SF		\$0.00	
Future-Grandstand- 90 seats: Permanent closed deck, steel, composit design	90	SEATS		\$0.00	
Future-Flagpoles	2	EACH		\$0.00	
New Fence Screen 8' high	1031	LF	\$42.00	\$43,302.00	
New Fence Screen 4' High	804	LF	\$23.00	\$18,492.00	
Acousti Screen				\$0.00	
Future-Shade Canopies	3	LS		\$0.00	
				\$0.00	No signage included
<b>CONSTRUCTION COST</b>				<b>\$61,794.00</b>	

SITE WORK

<b>DESCRIPTION</b>	<b>QUANTITY</b>	<b>U</b>	<b>UNIT COST</b>	<b>COST</b>
Temporay Construction Fence	850	LF	13	\$11,050.00
Clean and Grub Site	1.68	Acre	\$ 11,902.00	\$19,995.36
Bulk Excavation	5558	CY	\$2.95	\$16,396.10
Spread and compact dumped materials	5558	CY	\$3.39	\$18,841.62
Parking Lot for 30 cars,8' Base, 3" Bit.	30	PER CAR	\$1,683.00	\$50,490.00
Concrete Sidewalks/Patios, 6"	3800	SF	\$8.66	\$32,908.00
Fine Grading & Seeding	1600	SY	\$4.23	\$6,768.00
				\$0.00
				\$0.00
				\$0.00
<b>CONSTRUCTION COST</b>				<b>\$ 145,399.08</b>



**REPORT TO PARK BOARD**

**FROM: Joe DeLuce, Executive Director**

**DATE: August 20, 2021**

**SUBJECT: North Champaign Trail Easement**

Background

The Champaign Trail Plan adopted by the Park District in 2011 indicates a planned spur of the North Champaign Trail to be constructed once platting and development of the parcel takes place. The City is currently in the platting phase of a multi-family development to occur within the property (attached). Part of the plat conditions are for the developer to construct the North Champaign Trail spur along the southern property line. The drawings indicate a recreational easement to be granted to the Champaign Park District for this segment contiguous with the North Champaign Trail (last four pages of attachment). Before the City finalizes the plat with developers they are requesting acceptance of the easement in order to move forward with the development.

Prior Board Action

There has been no prior Board action regarding the North Champaign Trail easement.

Budget Impact

The trail construction would be undertaken by the developer. Maintenance of the trail would be in accordance with the easement.

Discussion

The agreement language is similar to other recreational trail easements the Park District currently has with the City. The purpose of the discussion item is to arrive at a Board consensus and to bring the item to the September 8th Regular Board meeting for formal approval.

Prepared by:

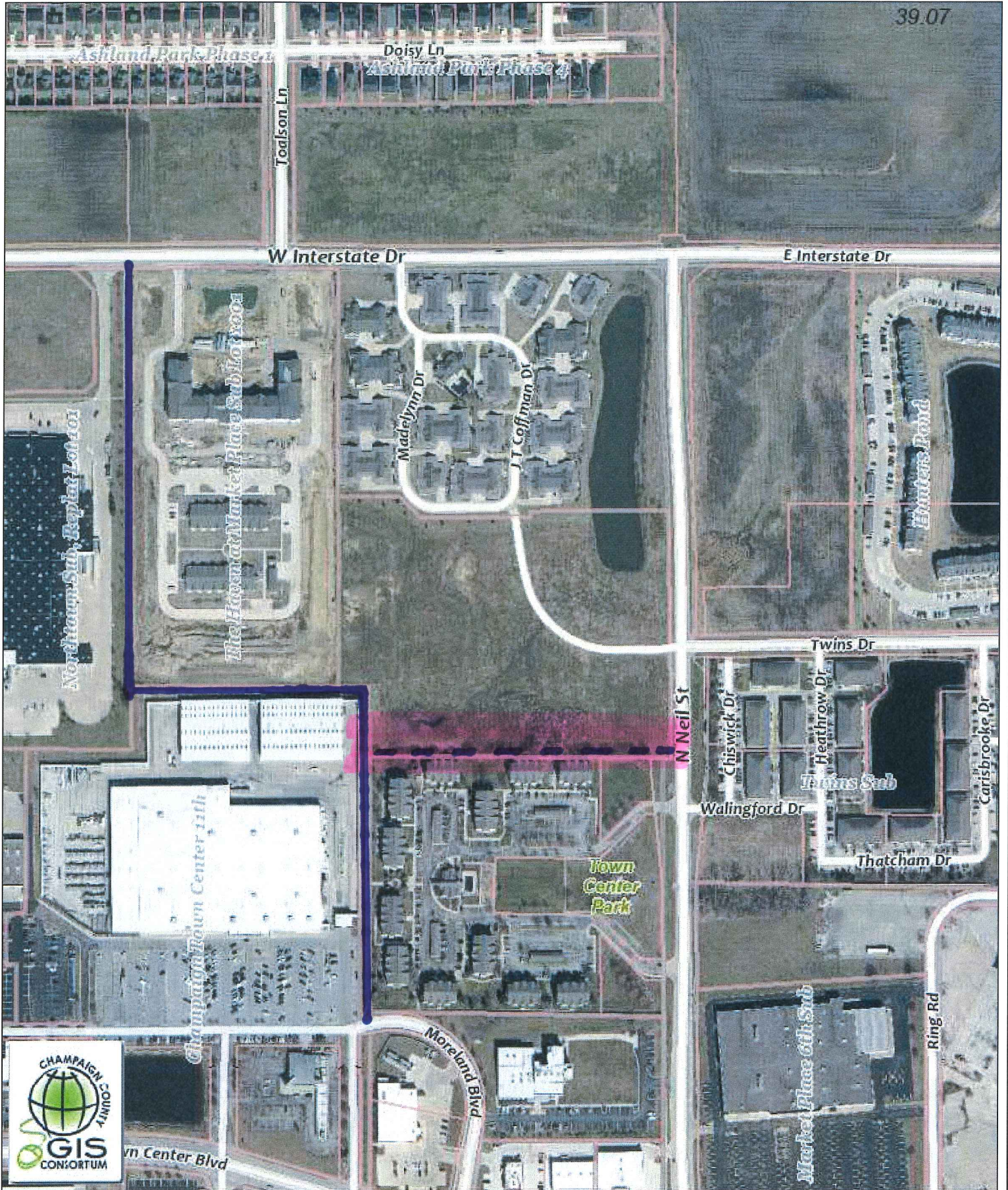
Andrew Weiss  
Director of Planning

Reviewed by:

Joe DeLuce  
Executive Director



# North Champaign Trail and Parker Glen Development



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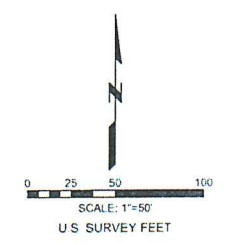
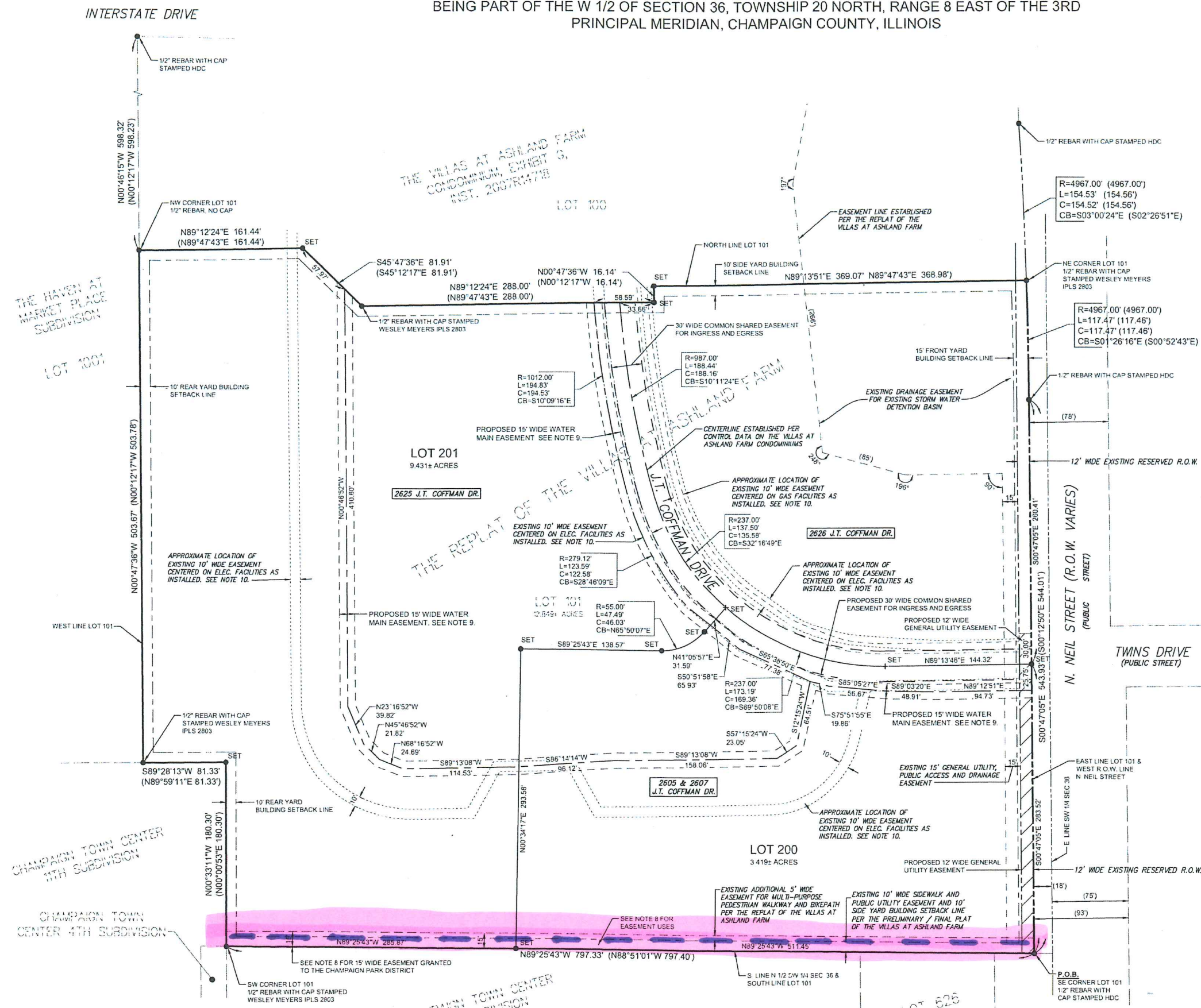
Feet





# THE REPLAT OF LOT 101 OF THE REPLAT OF THE VILLAS AT ASHLAND FARM

BEING PART OF THE W 1/2 OF SECTION 36, TOWNSHIP 20 NORTH, RANGE 8 EAST OF THE 3RD PRINCIPAL MERIDIAN, CHAMPAIGN COUNTY, ILLINOIS



**LEGEND**

●	SET	SET 5/8" DIAMETER, 30" LONG REBAR WITH PLASTIC CAP STAMPED "FARNSWORTH GROUP"
+	SET	SET MAG NAIL
○	+	IRON ROD FOUND AS SHOWN
—	—	BOUNDARY LINE
---	---	LOT LINE
---	---	BUILDING SETBACK LINE
---	---	ADJACENT LOT LINE
---	---	RIGHT OF WAY LINE
---	---	PROPOSED 12' WIDE GENERAL UTILITY EASEMENT
---	---	ALL OTHER EASEMENTS ARE NOTED AS SHOWN
---	---	RECORD BEARING AND DISTANCE
---	---	MEASURED BEARING AND DISTANCE
---	---	STREET ADDRESS

**LOT AREAS:**

LOT 200	= 141,243 SQ. FT. ± (3.419 ACRES)±
LOT 201	= 406,504 SQ. FT. ± (9.431 ACRES)±
<b>TOTAL AREA</b>	<b>= 559,706 SQ. FT. ± (12.850 ACRES)±</b>



**Farnsworth GROUP**  
2211 WEST BRADLEY AVENUE  
CHAMPAIGN, ILLINOIS 61821  
(217) 352-7408 / info@f-w.com

www.f-w.com  
Engineers | Architects | Surveyors | Scientists

ISSUE # DATE DESCRIPTION:

PROJECT: WODA PARKER GLEN

**THE REPLAT OF LOT 101 OF THE REPLAT OF THE VILLAS AT ASHLAND FARM**

City of Champaign, Illinois

DATE: 05/13/2021

DESIGNED: WJM

DRAWN: PDM

REVIEWED: PJM

FIELD BOOK NO.: CHA 147/55

**MINOR SUBDIVISION PLAT**

SHEET NUMBER

**1**  
OF 2



**NOTES:**

- BEARINGS ARE REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD83 (2011 ADJUSTMENT), EAST ZONE.
- THE REPLAT OF LOT 101 OF THE REPLAT OF THE VILLAS AT ASHLAND FARM IS LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHAMPAIGN, CHAMPAIGN COUNTY, ILLINOIS.
- SEE THE CITY OF CHAMPAIGN ZONING ORDINANCE FOR BUILDING SETBACK REQUIREMENTS AND OTHER INFORMATION.
- THE REPLAT OF LOT 101 OF THE REPLAT OF THE VILLAS AT ASHLAND FARM LIES WITHIN THE ZONE X (AREAS OF MINIMAL FLOOD HAZARD) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S NATIONAL FLOOD INSURANCE RATE MAP NO. 17019C0313D, WITH EFFECTIVE DATE OF OCTOBER 2, 2013, FOR CHAMPAIGN COUNTY, ILLINOIS AND INCORPORATED AREAS.
- THE REPLAT OF LOT 101 OF THE REPLAT OF THE VILLAS AT ASHLAND FARM IS NOT SITUATED WITHIN 500 FEET OF A WATERCOURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.
- THE REPLAT OF LOT 101 OF THE REPLAT OF THE VILLAS AT ASHLAND FARM IS LOCATED WITHIN THE URBANA-CHAMPAIGN SANITARY DRAINAGE DISTRICT.
- DIMENSIONS BETWEEN ADJACENT MONUMENTS ARE HORIZONTAL DISTANCES IN FEET AND DECIMAL PARTS THEREOF
- THERE IS A 10 FOOT WIDE EASEMENT DEDICATED FOR THE PURPOSE OF A PUBLIC SIDEWALK AND UTILITIES ALONG THE SOUTH LINE OF THIS SUBDIVISION BY THE PRELIMINARY / FINAL PLAT OF THE VILLAS AT ASHLAND FARM RECORDED AS DOCUMENT 2006R00328. THERE IS AN ADDITIONAL 5 FOOT WIDE EASEMENT DEDICATED FOR THE PURPOSE OF PUBLIC SIDEWALK AND UTILITIES ADJOINING THE NORTH LINE OF THE ABOVE 10 FOOT WIDE EASEMENT BY THE REPLAT OF THE VILLAS AT ASHLAND FARM RECORDED AS DOCUMENT 2008R27768. THE COMBINED 15 FOOT WIDTH OF THESE EASEMENTS IS GRANTED TO THE CHAMPAIGN PARK DISTRICT BY DOCUMENT NUMBER XXXXXXXX FOR ACCESS AND MAINTENANCE FOR IMPROVEMENTS WITHIN THE EASEMENT AREA.
- THE LOCATION FOR THE PROPOSED 15-FOOT WIDE WATER MAIN EASEMENT SHOWN ON THE ATTACHED PLAT IS BASED ON AN AS-BUILT DRAWING PROVIDED BY ILLINOIS AMERICAN WATER COMPANY.
- THE LOCATIONS FOR THE EXISTING 10-FOOT WIDE UNDERGROUND ELECTRIC AND GAS MAIN EASEMENTS ARE PER EASEMENTS RECORDED AS DOCUMENT NUMBER 2013R14409 (UNDERGROUND ELECTRIC) AND DOCUMENT NUMBER 2013R14410 (GAS). ACCORDING TO THE DOCUMENTS THE EASEMENTS ARE CENTERED ON THE UNDERGROUND ELECTRIC AND GAS LINES AS INSTALLED. THESE EASEMENTS ARE SHOWN FOR REFERENCE AND ARE APPROXIMATE IN LOCATION BASED ON THE LOCATION OF ABOVE GROUND UTILITY APPURTENANCES AND LIMITED FIELD MARKINGS.
- DOCUMENTS AND SURVEYS USED IN THE PREPARATION OF THIS SURVEY AS FOLLOWS
  - A QUIT CLAIM DEED RECORDED AS DOCUMENT NUMBER 2018R07019.
  - THE PRELIMINARY/FINAL PLAT OF THE VILLAS AT ASHLAND FARM RECORDED AS DOCUMENT NUMBER 2006R00328.
  - THE REPLAT OF LOT 101 OF THE VILLAS AT ASHLAND FARM RECORDED AS DOCUMENT NUMBER 2008R27768.
  - EXHIBIT "G" TO THE VILLAS AT ASHLAND FARM CONDOMINIUM DECLARATION RECORDED AS DOCUMENT NUMBER 2007R14718.

**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 SUBDIVIDER HAS THE 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 CONSTRUCTION OF THE REPLAT OF LOT 101 OF THE REPLAT OF THE VILLAS AT ASHLAND FARM.

AGENT FOR VALHALLA HOUSING PROPERTIES, LTD. DATE

PATRICK J. MOONE DATE  
ILLINOIS PROFESSIONAL ENGINEER NO. 062-049972



**SURVEYOR'S DECLARATION:**

I, WESLEY J. MEYERS, ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 2803, DO HEREBY STATE THAT AT THE REQUEST OF VALHALLA PROPERTIES, LTD., 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:

**LEGAL DESCRIPTION FOR LOTS 200 AND 201:**

SITUATED IN THE COUNTY OF CHAMPAIGN, STATE OF ILLINOIS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 101 IN THE REPLAT OF THE VILLAS AT ASHLAND FARM, BEING A PART OF THE WEST 1/2 OF SECTION 36, TOWNSHIP 20 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, CHAMPAIGN COUNTY, ILLINOIS.

**FOR INFORMATIONAL PURPOSES NEW LOTS 200, 201 AND OUTLOT 202 ARE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

A PART OF THE WEST ONE-HALF OF SECTION 36, TOWNSHIP 20 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF CHAMPAIGN, CHAMPAIGN COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 101 IN THE REPLAT OF THE VILLAS AT ASHLAND FARM RECORDED AS DOCUMENT NUMBER 2008R27768 IN THE OFFICE OF THE CHAMPAIGN COUNTY RECORDER, SAID SOUTHEAST CORNER ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF NORTH NEIL STREET. FROM SAID POINT OF BEGINNING, THENCE NORTH 89 DEGREES 25 MINUTES 43 SECONDS WEST 797.33 FEET ALONG THE SOUTH LINE OF SAID LOT 101 TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00 DEGREES 33 MINUTES 11 SECONDS WEST 180.30 FEET ALONG THE WEST LINE OF SAID LOT 101; THENCE SOUTH 89 DEGREES 28 MINUTES 13 SECONDS WEST 81.33 FEET ALONG SAID WEST LINE OF SAID LOT 101; THENCE NORTH 00 DEGREES 47 MINUTES 36 SECONDS WEST 503.67 FEET ALONG SAID WEST LINE OF LOT 101 TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 89 DEGREES 12 MINUTES 24 SECONDS EAST 161.44 FEET ALONG THE NORTH LINE OF SAID LOT 101; THENCE SOUTH 45 DEGREES 47 MINUTES 36 SECONDS EAST 81.91 FEET ALONG THE NORTH LINE OF SAID LOT 101; THENCE NORTH 89 DEGREES 12 MINUTES 24 SECONDS EAST 288.00 FEET ALONG THE NORTH LINE OF SAID LOT 101; THENCE NORTH 00 DEGREES 47 MINUTES 36 SECONDS WEST 16.14 FEET ALONG THE NORTH LINE OF SAID LOT 101; THENCE NORTH 89 DEGREES 13 MINUTES 51 SECONDS EAST 369.07 FEET ALONG THE NORTH LINE OF SAID LOT 101 TO THE NORTHEAST CORNER THEREOF, SAID NORTHEAST CORNER ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF NORTH NEIL STREET; THENCE SOUTHERLY 117.47 FEET ALONG THE EAST LINE OF SAID LOT 101 AND WEST RIGHT-OF-WAY LINE OF NORTH NEIL STREET ALONG THE ARC OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 4,967.00 FEET AND THE 117.47 FOOT CHORD OF SAID ARC BEARS SOUTH 01 DEGREE 26 MINUTES 16 SECONDS EAST; THENCE SOUTH 00 DEGREES 47 MINUTES 05 SECONDS EAST 543.93 FEET ALONG THE EAST LINE OF SAID LOT 101 AND WEST RIGHT-OF-WAY LINE OF NORTH NEIL STREET TO THE POINT OF BEGINNING, CONTAINING 12.85 ACRES, MORE OR LESS.

FARNSWORTH GROUP, INC.  
2211 WEST BRADLEY AVENUE  
CHAMPAIGN, ILLINOIS 61821



BY: WESLEY J. MEYERS  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2803

DATE: EXP. DATE: 11-30-2022  
DESIGN FIRM REGISTRATION NO. 184-001856

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS STANDARDS FOR A BOUNDARY SURVEY.

**ENGINEER/SURVEYOR**

FARNSWORTH GROUP, INC.  
2211 WEST BRADLEY AVENUE  
CHAMPAIGN, ILLINOIS 61821  
(217) 352-7408

**OWNER/DEVELOPER**

VALHALLA HOUSING PROPERTIES, LTD.  
505 S. FRONT STREET, 10TH FLOOR  
COLUMBUS, OHIO 43215

BY: AGENT FOR VALHALLA HOUSING PROPERTIES, LTD.

DATE:

**APPROVED:**

THE CITY COUNCIL OF THE CITY OF CHAMPAIGN,  
ILLINOIS IN ACCORDANCE WITH COUNCIL

BILL NO. \_\_\_\_\_

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

BY: \_\_\_\_\_  
MAYOR

ATTEST: \_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

BY: \_\_\_\_\_  
ASSISTANT CITY ATTORNEY

**Farnsworth**  
GROUP  
2211 WEST BRADLEY AVENUE  
CHAMPAIGN, ILLINOIS 61821  
(217) 352-7408 / info@f-w.com

www.f-w.com  
Engineers | Architects | Surveyors | Scientists

ISSUE # DATE DESCRIPTION

PROJECT  
WODA PARKER GLEN

**THE REPLAT OF LOT 101 OF THE REPLAT OF THE VILLAS AT ASHLAND FARM**

City of Champaign, Illinois  
DATE: 05/13/2021  
DESIGNED: WJM  
DRAWN: PDM  
REVIEWED: PJM  
FIELD BOOK NO.: CHA 147/55

**MINOR SUBDIVISION PLAT**

SHEET NUMBER  
**2**  
OF 2

PERMANENT EASEMENT

(2605 JT Coffman Dr., Champaign)

THE GRANTOR, the CITY OF CHAMPAIGN, in the County of Champaign and State of Illinois, for and in consideration of One Dollar (\$1.00) in hand paid and other good and valuable consideration, and the conditions and agreements hereinafter contained, hereby give, grant, and convey to the GRANTEE, THE CHAMPAIGN PARK DISTRICT, an Illinois Municipal Corporation, of the City of Champaign, a permanent, perpetual and non-exclusive easement for ingress and egress only together with the privilege, right and authority to work, erect, construct, install and/or lay, and thereafter use, operate, inspect, repair, maintain, replace, and conduct all activities necessary for the construction of trail improvements (hereinafter "Improvements"), and appurtenances to any of the same, located upon or adjacent to, over, under, across and through the land of the GRANTOR(S), which part shall hereinafter be referred to as the "Easement Area" described as follows:

COMMON ADDRESS: 2605 JT Coffman Dr., Champaign, Illinois, 61822

PERMANENT PARCEL NO: 41-14-36-326-035

LEGAL DESCRIPTION:

The part of the tract being granted for a permanent easement is depicted on the attached plat and is more particularly described as follows:

Lot 101 of the Villas at Ashland Farms Replat, recorded as Document Number 2008R27768 on November 3, 2008 at the Champaign County Recorder's Office, encompassing 12.85 acres, more or less, situated in Champaign County, Illinois. all situated in the City of Champaign, County of Champaign, and State of Illinois.

Together with the right of ingress and egress over adjacent land of the GRANTOR for purposes of the easement.

In consideration of the grant of easement herein contained, the parties hereby agree to the following terms and conditions:

1. That the GRANTOR shall retain all rights not herein granted, to the ownership, use and occupation of the above described Easement Area. The GRANTOR shall not place anything or allow anything to be placed or parked with their permission, within the easement area without prior authorization by the GRANTEE, including structures, obstacles, obstructions, furniture, vehicles, fences, trees, bushes, shrubs, plants, gardens, machinery, supplies, etc. The GRANTOR shall not deny or impair the GRANTEE or its contractors access thereto for purposes of construction, maintenance, repair or replacement of the Improvements. During the period of

construction or maintenance of the Improvements, the GRANTEE shall have the exclusive use of the easement area for any and all construction and maintenance work.

2. That all materials, equipment, tools, supplies and apparatus used in the construction and/or maintenance of the Improvements and all surplus soil and debris excavated in the course of the maintenance or construction of the Improvement, may be transported to or from and be used upon the site of said construction work, on and across the Easement Area, and over the remainder of the GRANTOR's property in a reasonable working space adjacent to the work being performed. GRANTOR shall not restrict or impede GRANTEE or its contractor access to, ingress to or egress from the Improvements.

3. That the GRANTEE, or its contractor, if reasonable, shall refill the excavations so that the surface of the Easement Area adjacent to the Improvements shall be restored to the approximate level and condition existing at the place of the construction before the easement thereof and shall remove from the above-described real estate all surplus soil and debris resulting from said construction work. The "approximate elevation" shall be interpreted to mean such elevations as will provide drainage and usefulness comparable to or better than that now existing.

4. The GRANTEE, or its contractor, in consideration of the granting of this easement and as a condition of such grant, will repair or replace to conform as nearly to the original condition as is reasonable, at no cost to the GRANTOR, any fence, driveway or sidewalk that is damaged, destroyed or disturbed during the construction of said Improvements. If the original surface condition was that of a grassy area, then the GRANTEE, or its contractor, shall prepare such surface area for reseeding with grass, and shall reseed the area disturbed by the construction. The GRANTOR shall be responsible for any watering of the reseeded area.

5. That the GRANTOR shall be privileged to remove any structures, sod, trees, bushes, shrubs and plants of any kind which are on any part of the Easement Area, prior to the construction of the said Improvements. The GRANTEE may remove small portable structures, sod, rock, gravel, trees, signs, parking directional equipment or signage, bushes, shrubs and plants of any kind which are on any part of the easement area during the construction, replacement or maintenance of the Improvements and GRANTEE shall not be obligated to replace small portable structures, trees, bushes, shrubs and plants of any kind, or any portion of the Easement Area which may be removed or damaged.

6. Consideration herein shall be full payment for any damages to the GRANTOR's land, or successors and assigns, by reason of the construction, improvement or repairs of the Improvements.

7. In the event that the GRANTEE shall ever abandon or stop using the easement, then in such event GRANTEE shall, unless directed otherwise by GRANTOR, at its sole cost and expense, remove the Improvements it made to the Easement Area and return the area said easement was onto substantially the same condition it was in prior to the granting of the easement.

8. That as long as this easement shall remain in full force and effect GRANTEE shall provide and make all maintenance and repairs which are necessary for the upkeep of the paved portion of the easement.

9. That time shall be of the essence of this easement and that the terms and conditions hereof shall extend to and be obligatory upon the GRANTOR, its successors and assigns and upon the GRANTEE and its successor, assigns and contractors until the construction of the Improvement has been completed.

WITNESS our hands and seals as set forth below.

GRANTOR

Approved as to form:

City of Champaign, Illinois, a Municipal Corporation

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

Assistant City Attorney

Date: \_\_\_\_\_

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

City Manager

STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF CHAMPAIGN )

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that \_\_\_\_\_, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth, including the waiver of the right of homestead.

Given under my hand and Notarial Seal this \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Notary Public

GRANTEE

Champaign Park District, an Illinois Municipal Corporation

Date: \_\_\_\_\_

By: \_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

STATE OF ILLINOIS                    )  
  ) ss.  
COUNTY OF CHAMPAIGN            )

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that \_\_\_\_\_, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth, including the waiver of the right of homestead.

Given under my hand and Notarial Seal this \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Notary Public