



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES
Planning Division

m e m o r a n d u m

TO: The Urbana Zoning Board of Appeals

FROM: Lisa Karcher, Planner II

DATE: June 5, 2008

SUBJECT: ZBA-08-C-02, Request for a conditional use permit filed by The Atkins Group to expand the existing daycare at 2501 South Myra Ridge Drive, in the B-3, General Business Zoning District.

Introduction

The Atkins Group proposes to construct a 12,800 square foot addition to the existing Little Hearts & Hands daycare facility located at 2501 South Myra Ridge Drive. The addition will be constructed to the south of the existing building and will be connected to the existing building by an enclosed hallway. The addition will be constructed on the properties known as 2501 and 2507 South Myra Ridge Drive. The proposed site is located in southeast Urbana close to the northwest corner of Windsor Road and Myra Ridge Drive (See Exhibit A). The development will be located west of Myra Ridge Drive across from the Carle Clinic, and immediately south of The Ridge Subdivision. The subject property is zoned B-3, General Business.

According to Table V-1: Table of Uses in the Urbana Zoning Ordinance, a daycare facility is allowed only as a conditional use in the B-3, General Business Zoning District. The MOR Mixed-Office Residential Zoning District is the only zoning district that permits a daycare facility by right. All other zoning districts either prohibit daycare facilities or allow them as a conditional use. Pursuant to Section VII-2, conditional uses must be authorized by the Zoning Board of Appeals.

Background

The subject property was annexed into the city in 1997 as part of the Meijer/Douglas annexation agreement. The annexation agreement specified this tract to be zoned B-3, General Business. It was subsequently subdivided as part of the Eastgate Subdivision. The site is located on the west side of Myra Ridge Drive approximately 1,000 feet south of Amber Lane.

On April 28, 2004, the Urbana Zoning Board of Appeals approved a conditional use permit for the existing daycare facility at 2501 South Myra Ridge Drive (See Exhibit D). The existing Little Hearts & Hands daycare facility is approximately 12,900 square feet in area. The daycare facility currently accommodates 168 children and 31 full-time staff. Their hours of operation are from 6:30 am to 5:45 pm with the majority of children dropped-off between 7:00 – 8:30 am and picked-up between 4:00 – 5:30 pm. According to the

petitioner, the opening of several new businesses along Windsor Road has increased the demand for daycare in this location. The petitioner also notes that given that Little Hearts & Hands is at capacity and has a waiting list, an expansion is necessary to meet the demand for daycare in southeast Urbana.

Article II of the Zoning Ordinance defines a Day Care Facility as follows:

Any facility, other than a day care home, for the care of children, including those of the proprietor, during all or part of the day, of a commercial nature of a type commonly called “day nurseries,” “nursery schools,” or “private kindergartens,” etc., which provide essential personal care, protection supervision, or training of preschool or school age children. A day care facility shall not be considered a home occupation.

The proposed facility will continue to be owned and operated by the current owners. The facility will also continue to provide daycare and educational services for young children. Little Hearts & Hands is therefore consistent with the definition of a daycare facility.

Surrounding Properties

There is a mix of residential and commercial zoning and land uses in the immediate surrounding area. To the north and northeast is zoned R-4 Medium Density Multiple-Family Residential. This area has been developed as zero lot-line condominiums. The development to the north is known as The Ridge, and the development to the northeast is known as Eastgate Subdivision No. 7. The area to the east, south and west are zoned B-3, General Business. These properties are currently under development. Carle Clinic will be to the east, Christie Clinic to the south and Meijer to the west.

The following chart, along with the attached exhibits, offers a more detailed summary of the surrounding zoning and land uses.

Location	Zoning	Existing Land Use	Comprehensive Plan Future Land Use
Site	B-3, General Business	Daycare Facility & Undeveloped	Regional Business
North	R-4, Medium Density Multiple-Family Residential	Zero Lot-Line Condos (The Ridge Subdivision)	Multi-Family Residential
South	B-3, General Business	Under Development (Christie Clinic)	Regional Business
East	B-3 General Business	Under Development (Carle Clinic)	Community Business
West	B-3, General Business	Commercial (Meijer Development)	Regional Business

Proposal

The petitioner has submitted a preliminary site plan for the subject property (See Exhibit F). The development includes two lots commonly known as 2501 and 2507 South Myra Ridge Drive. The existing daycare facility is located on the northern portion of the subject property known as 2501 South Myra Ridge Drive. The addition is proposed to be constructed to the south of the existing building and adjacent to the west property line. The addition will be connected to the existing facility by an enclosed hallway.

According to the petitioner, the addition will allow for the capacity of the daycare to increase from 168 to 330 children (162 children). In addition full-time staff will increase from 31 to 49 (18 staff).

Parking for the project will be located to the south of the existing building and to the east of the proposed addition. The parking is adjacent to Myra Ridge Drive. Currently there is one ingress/egress to the existing site onto Myra Ridge Drive. This will be maintained and another ingress/egress will be provided to the south of the existing drive at the southern boundary of the property. This access point will be a shared access between Little Hearts & Hands and the Christie Clinic to the south.

Table VIII-7 of the Zoning Ordinance outlines parking requirements by use. Daycare facilities are not specifically listed in the table. In cases where a use is not listed in Table VIII-7, Section VIII-5.B allows for the Zoning Administrator to determine the amount of parking to be provided according to the requirements for the use most related or similar. When the existing Little Hearts & Hands was approved, the Urbana Zoning Ordinance required that daycare facilities have three parking spaces for every two employees. The Zoning Administrator has therefore determined that parking be provided at a rate of three parking spaces for every two employees. Planning staff is currently working on an omnibus amendment to the Zoning Ordinance. When this is completed, the parking requirement for a daycare is anticipated to again be included. The petitioner has indicated that there will be 49 full-time employees, which would require 74 parking spaces. The preliminary site plan depicts 81 parking spaces.

A preliminary landscape plan has been submitted for the proposed addition (See Exhibit G). Shade trees are required to be installed within the parking lot per Section VIII-3.F.3 of the Zoning Ordinance. Two other sections of the Zoning Ordinance concerning landscaping/screening apply to the site. Section VI.6.2(c) of the Urbana Zoning Ordinance requires that a five-foot landscape buffer be installed along the northern property line since the site is zoned B-3 and abuts residentially zoned property. In addition Section VIII-3.F.1 requires that off-street parking that is located directly adjoining a residential zoning district or use be screened. This screening was required as part of the initial development of the subject property with the existing daycare facility and has not yet been completed. City staff will work with the petitioner to ensure that an appropriate buffer is installed along the northern property line that meets the requirements of the Zoning Ordinance as a part of the current proposed development. Screening is not required to the west or south of the proposed addition since the adjacent properties are commercially zoned.

Discussion

The general purpose and intent of a conditional use permit is to allow a use which is deemed potentially appropriate and compatible with uses permitted by right in the zoning district in which it is located, but because of its potential impact on the district requires individual consideration and regulation.

Requirements for a Conditional Use Permit

According to Section VII-2 of the Urbana Zoning Ordinance, an application for a conditional use permit shall demonstrate the following:

- 1. That the proposed use is conducive to the public convenience at that location.*

The proposed facility will be conducive to the public convenience at this location because it will offer a daily need of the community in a location that is easily accessible and centrally located to a large number of

residential neighborhoods and employers in southeast Urbana. In addition, the existing Little Hearts & Hands daycare facility has operated at the subject property since 2004. As stated by the petitioner, the daycare is at capacity and the proposed addition is needed to meet the demand for daycare in the area.

- 2. That the proposed use is designed, located, and proposed to be operated so that it will not be unreasonably injurious or detrimental to the district in which it shall be located, or otherwise injurious to the public welfare.*

The proposal will not be unreasonably injurious or detrimental to the B-3, General Business district or to the public welfare. The success of the existing daycare has proven that this use works well at this location. There are also no reported neighbor complaints concerning the existing daycare. The B-3, General Business zoning district allows commercial developments, which can result in significant amounts of traffic and activity. Although the daycare will have employees and regular clients, it is less intensive than many commercial developments. The daycare will not be open in the evening or on weekends. The facility will be limited to daytime business hours and the majority of traffic activity will be in the morning and evening to drop-off and pick-up children. Locating daycare facilities near residential areas provides easier access for residents to such necessary services.

The Urbana Zoning Ordinance regulates setbacks and screening for development in the B-3, General Business Zoning District when it abuts residential uses. In this case, the Zoning Ordinance requires a ten-foot setback with a five-foot landscape screen along the northern property line. City staff will work with the developer to ensure provision of adequate screening so that the daycare facility effectively blends with the residential neighborhood to the north.

- 3. That the proposed use conforms to the applicable regulations and standards of, and preserves the essential character of, the district in which it shall be located, except where such regulations and standards are modified by Section VII-3.*

The proposal would conform to the general purpose and intent of the B-3, General Business Zoning District, which is intended to provide areas for a greater range of commercial uses than allowed in the Neighborhood Business Zoning District, but at a lower intensity than allowed in the Central Business Zoning District. The submitted site plan meets the requirements of the Urbana Zoning Ordinance. The site plan shows that the development would not require any variances from the Zoning Ordinance and that the required amount of parking is provided.

Consideration

According to Section XII-2, the Zoning Board of Appeals shall determine whether the reasons set forth in the application, and the evidence adduced during the public hearing, justify the granting of the conditional use permit, and whether the proposed use will be in harmony with the general purpose and intent of the Zoning Ordinance, and will not be unreasonably injurious or detrimental to the district in which it shall be located, or otherwise injurious or detrimental to the public welfare.

In addition, the Zoning Board of Appeals may also impose such additional conditions and requirements on the operation of the proposed use as are appropriate or necessary for the public health, safety, and welfare, and to carry out the purposes of the Zoning Ordinance, including but not limited to the following:

1. Regulate the location, extent, and intensity of such use;
2. Require the screening of such use by means of fences walls or vegetation;
3. Stipulate a required minimum lot size;
4. Regulate vehicular access and volume;
5. Require conformance to health, safety, and sanitation requirements as necessary;
6. Increase the required yards;
7. Any other conditions deemed necessary to affect the purposes of this Ordinance.

Summary of Findings

1. The subject property is zoned B-3, General Business. Daycare facilities are permitted as a conditional use in the B-3 Zoning District.
2. The existing Little Hearts & Hands daycare facility has been in operation at the site since 2004.
3. The daycare facility is currently at capacity. The proposed addition will increase the capacity of the daycare from 168 to 330 children (162 children) and 31 to 49 full-time staff (18 staff).
4. The proposed development is conducive to the public convenience at the location because it will offer a daily need for the community at a location convenient to nearby residential neighborhoods and employers.
5. The proposed development will not be unreasonably injurious or detrimental to the B-3, General Business zoning district in which it is proposed to be located or otherwise injurious or detrimental to the public welfare. A daycare facility is less intensive than most commercial development allowed by right. Unlike most commercial enterprises the daycare will not be open in the evening or on weekends. In addition, a five-foot landscape buffer is required between the daycare property and the residential uses to the north.
6. Overall, the proposed use conforms to the applicable regulations and standards of and preserves the essential character of, the zoning district in which it is located. City staff will work with the petitioner to ensure that an adequate buffer is installed between the daycare and the residential uses to the north.

Options

The Zoning Board of Appeals has the following options in Case No. ZBA-08-C-02:

1. Grant the requested conditional use without any special conditions; or
2. Deny the requested conditional use; or
3. Grant the requested conditional use along with any additional conditions and requirements as are appropriate or necessary for the public health, safety, and welfare, and to carry out the purposes of the Zoning Ordinance.

Staff Recommendation

Based on the evidence presented in the discussion above, and without the benefit of considering additional evidence that may be presented at the public hearing, staff recommends that the Zoning Board of Appeals **GRANT** the proposed conditional use in case ZBA-08-C-02 for the reasons articulated above and along with the following conditions:

1. The general layout of the site shall be completed in general conformance to the layout depicted in the site plan submitted and attached hereto as Exhibit E.
2. A landscape buffer shall be constructed along the northern property line of the development to adequately screen the entire daycare facility from the adjacent residential uses. The landscape buffer shall be included in the final landscape plan. The plan shall be reviewed and approved by the Zoning Administrator and the City Arborist.

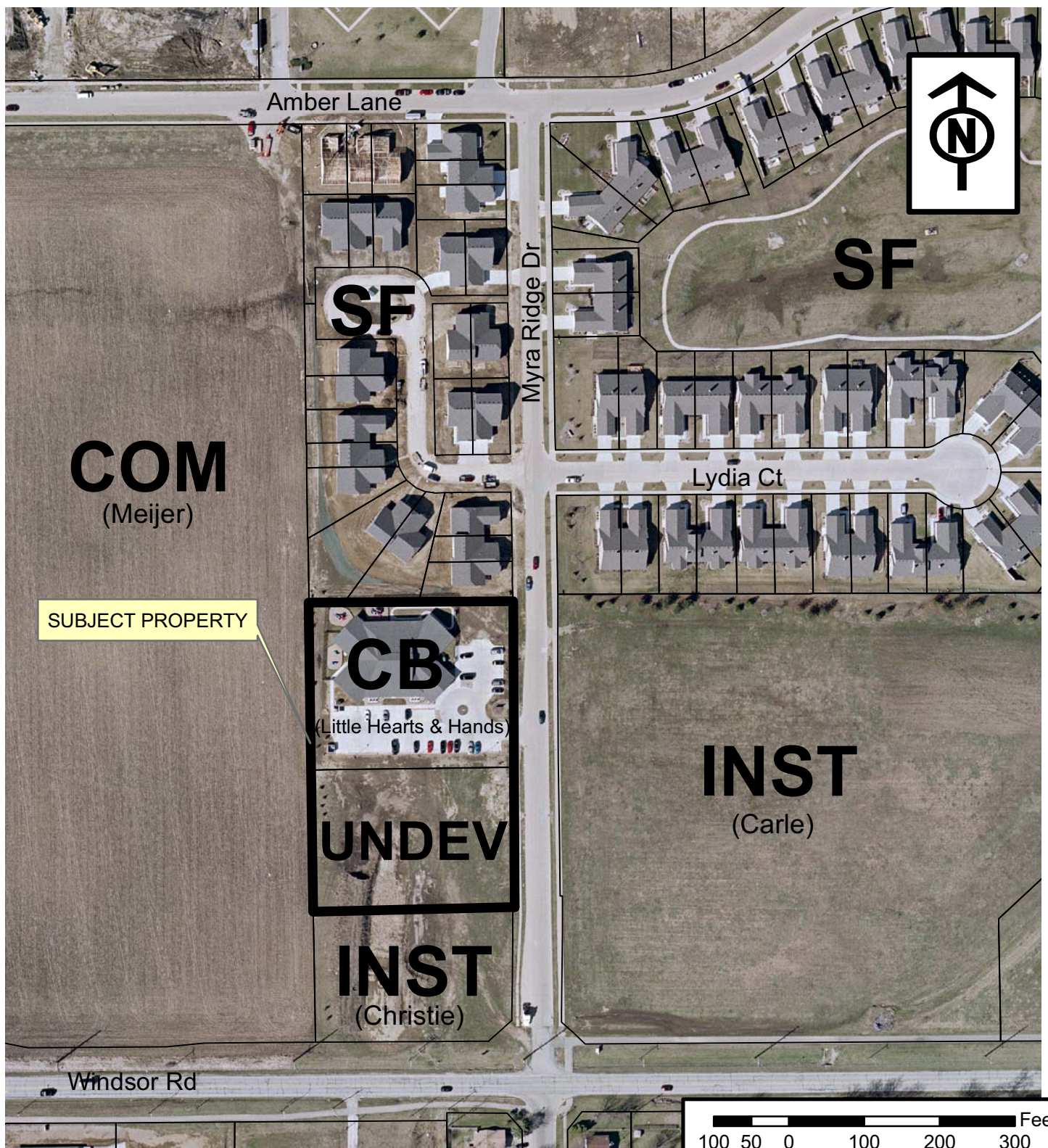
Prepared by:

Lisa Karcher, Planner II

Attachments: Exhibit A: Location Map and Existing Land Use Map
Exhibit B: Existing Zoning Map
Exhibit C: Future Land Use Map
Exhibit D: Decision Sheet for Conditional Use Permit Approved April 28, 2004
Exhibit E: Petition for Conditional Use Permit
Exhibit F: Preliminary Site Plan
Exhibit G: Preliminary Landscape Plan

cc: The Atkins Group
2805 South Boulder Drive
Urbana, IL 61802

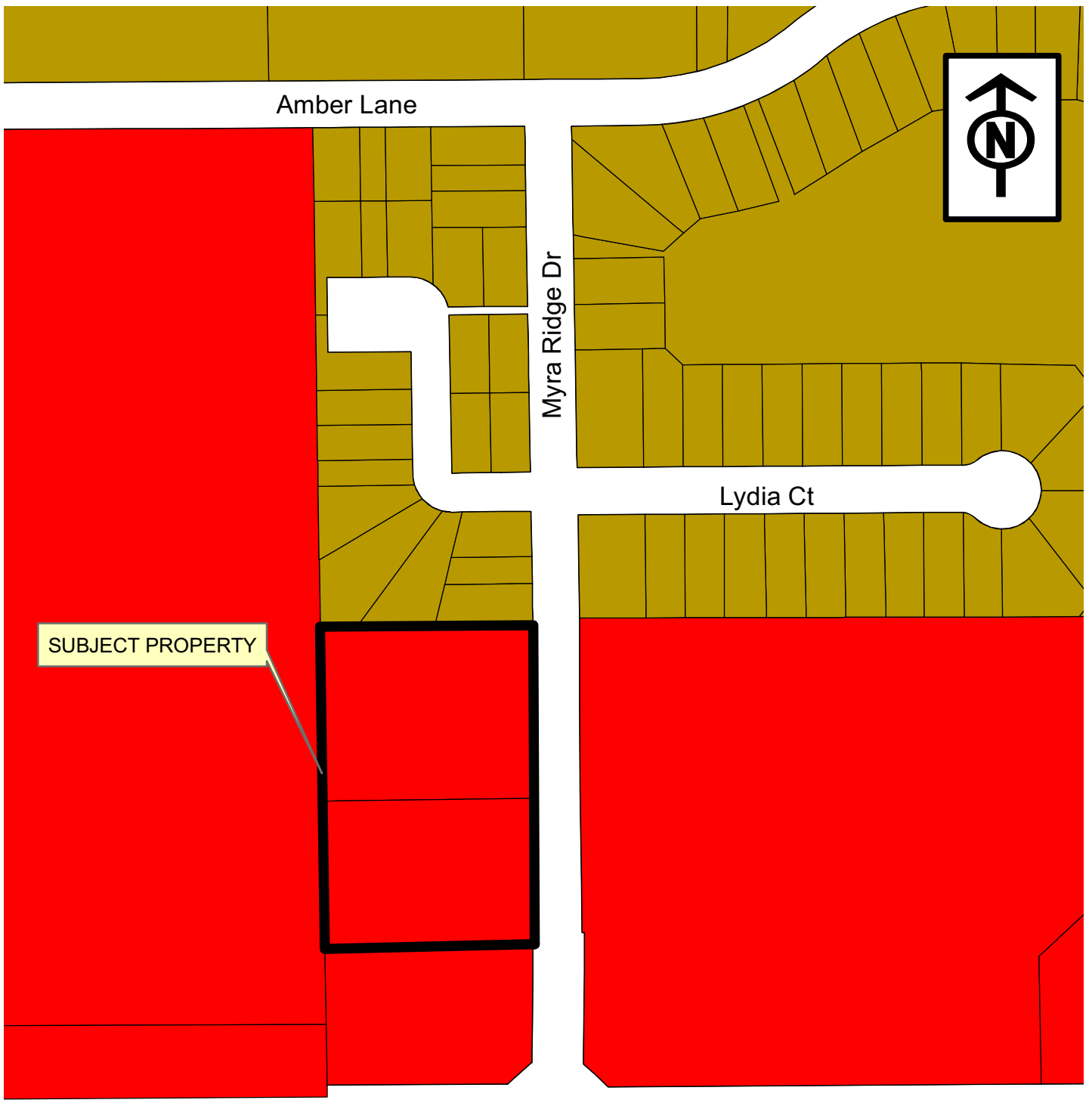
EXHIBIT A: Location and Existing Land Use Map



ZBA Case: ZBA-2008-C-02
Petitioner: The Atkins Group
Location: 2501 and 2507 South Myra Ridge Road
Zoning: B-3, General Business
Description: Conditional Use Permit to allow for an expansion to an existing daycare.

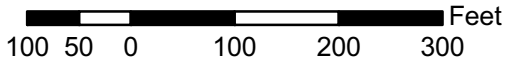
CB - Community Business
 COM - Commercial
 INST - Institutional
 SF - Single-Family
 UNDEV - Undeveloped

EXHIBIT B: Existing Zoning Map



SUBJECT PROPERTY

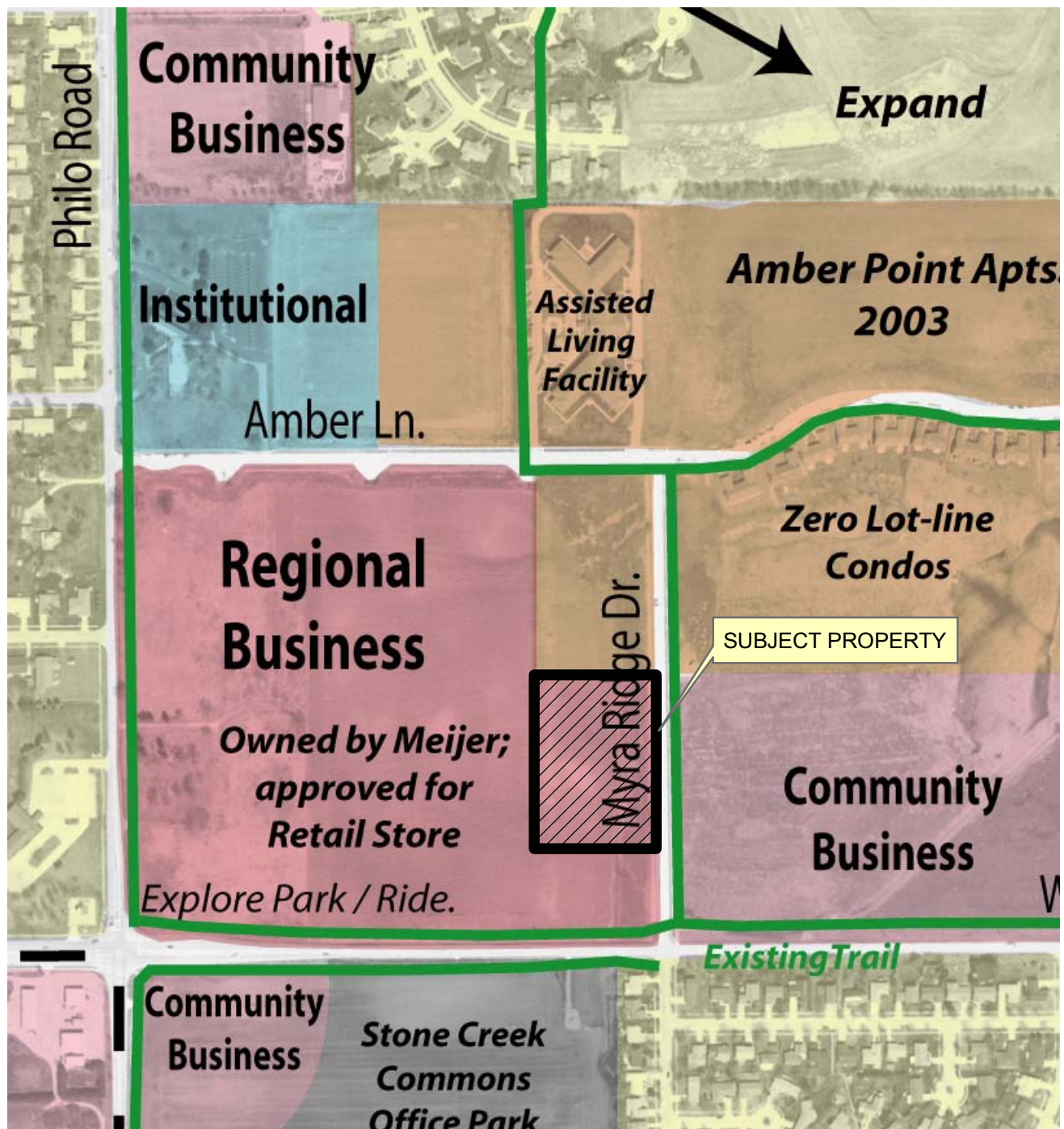
Windsor Rd



ZBA Case: ZBA-2008-C-02
Petitioner: The Atkins Group
Location: 2501 and 2507 South Myra Ridge Road
Zoning: B-3, General Business
Description: Conditional Use Permit to allow for an expansion to an existing daycare.

- B3
- R2
- R4

EXHIBIT C: Future Land Use Map



ZBA Case: ZBA-2008-C-02
Petitioner: The Atkins Group
Location: 2501 and 2507 South Myra Ridge Road
Zoning: B-3, General Business
Description: Conditional Use Permit to allow for an expansion to an existing daycare.

2004R35985

RECORDED ON

11/15/2004 03:40:56PM

CHAMPAIGN COUNTY
RECORDER
BARBARA A. FRASCA

REC FEE: 26.00

REV FEE:

PAGES: 5

PLAT ACT: 0

PLAT PAGE:

CITY OF URBANA
ZONING BOARD OF APPEALS

DECISION SHEET

REQUEST FOR CONDITIONAL USE
IN CASE #ZBA 04-C-2

At a called meeting of the Urbana Zoning Board of Appeals, a public hearing was held on Wednesday, April 28, 2004 at the City of Urbana Council Chambers, 400 S. Vine Street, Urbana, Illinois, at which time and place the Board considered the following request in Case No. ZBA 04-C-2 for a conditional use pursuant to Section XI-3 of the Urbana Zoning Ordinance.

A request filed by The Atkins Group for a conditional use permit to establish a daycare center at 2501 S. Myra Ridge Drive, in Urbana's B-3, General Business Zoning District.

The subject property affected by this case is described more particularly as follows:

Common Street Address: 2501 S. Myra Ridge Drive

Owner of Record: The Atkins Group

Champaign County Permanent Parcel No.: 93-21-21-400-024

Legal Description: Lot 203, East Gate Subdivision No. 2, Urbana, IL

After careful review of staff's findings in this case, and upon considering all the evidence and testimony presented at the public hearing, the following decision was made by the Urbana Zoning Board of Appeals: By a roll call vote of **six ayes, zero nays, and zero abstentions**, the Urbana Zoning Board of Appeals voted to **APPROVE with CONDITIONS** the requested conditional use.

The **CONDITIONS** of approval for the use are as follows:

1. **The development is completed in substantial conformance to layout depicted in the attached site plans labeled as Exhibits "F", "G", and "H".**
2. **That the development be completed in full conformity with all applicable provisions of the Urbana Zoning Ordinance.**

The Urbana Zoning Board of Appeals voted to **APPROVE** the requested conditional use with conditions based on the following findings:

1. The proposed development is conducive to the public convenience at the location

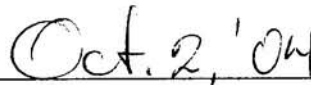
because it will offer a daily need for the community at a location convenient to nearby residential neighborhoods.

2. The proposal would not pose a detriment to the B-3, General Business zoning district in which it is proposed to be located.
3. The proposal would not pose a detriment to the R-4, Medium Density Multiple Family Residential zoning district that is to the immediate north.
4. The parking lot meets the requirements of the Urbana Zoning Ordinance and shows an adequate number of parking spaces for the proposed number of employees.
5. The development will meet all the applicable requirements of the Urbana Zoning Ordinance.

I do hereby affirm, that to the best of my knowledge, the forgoing is a true and accurate record of Case No. ZBA 04-C-2.



Anna Merritt, Chairperson



Date

The complete and official record of this case is on file at the City of Urbana Department of Community Development Services located at 400 S. Vine Street, Urbana, Illinois.

DOCUMENT TO BE FILED AT THE CHAMPAIGN COUNTY RECORDER'S OFFICE

APPROVED FOR RECORDING BY:



Steve Holz, Corporation Counsel



Date

Please return original decision sheet to the attention of Paul Lindahl at Community Development Services, 400 S. Vine Street, Urbana, IL 61801. Phone: (217) 384-2440, Fax: (217) 384-2367

Prepared by:



Paul Lindahl, Planner
Community Development Services Planning Division
400 S. Vine Street
Urbana, IL 61801

SITE PLAN
SCALE: 1"=20'-0"

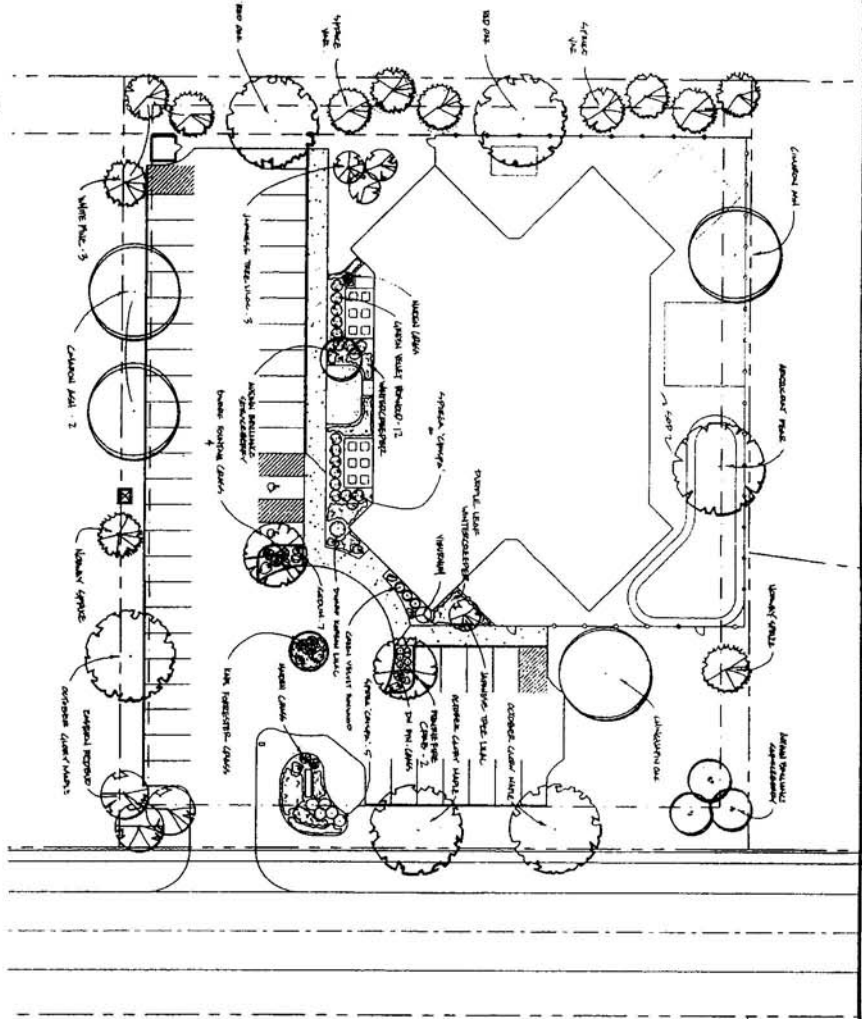


Exhibit G

<p>SD 11</p>	<p>LITTLE HEARTS 4 HANDS LOT 209 HYRA RIDGE DRIVE URBANA, ILLINOIS</p>	<p>ARCHITECTURE ENGINEERING PLANNING INTERIOR DESIGN</p>	<p>smith/burgott architects</p>	<p>3011</p>	<p>DATE: 10/15/10</p>	<p>NO. 1017 AND STREET PHONE: 219-244-6666</p>	<p>URBANA, ILLINOIS 61801 FAX: 219-244-6666</p>	<p>DATE: 10/15/10</p>	<p>NO. 1017 AND STREET PHONE: 219-244-6666</p>	<p>URBANA, ILLINOIS 61801 FAX: 219-244-6666</p>
	<p>SITE DEVELOPMENT PLAN/DETAILS</p>	<p>DATE: 10/15/10</p>	<p>NO. 1017 AND STREET PHONE: 219-244-6666</p>	<p>URBANA, ILLINOIS 61801 FAX: 219-244-6666</p>	<p>DATE: 10/15/10</p>	<p>NO. 1017 AND STREET PHONE: 219-244-6666</p>	<p>URBANA, ILLINOIS 61801 FAX: 219-244-6666</p>	<p>DATE: 10/15/10</p>	<p>NO. 1017 AND STREET PHONE: 219-244-6666</p>	<p>URBANA, ILLINOIS 61801 FAX: 219-244-6666</p>



FLOOR PLAN
SCALE 1/8" = 1'-0"

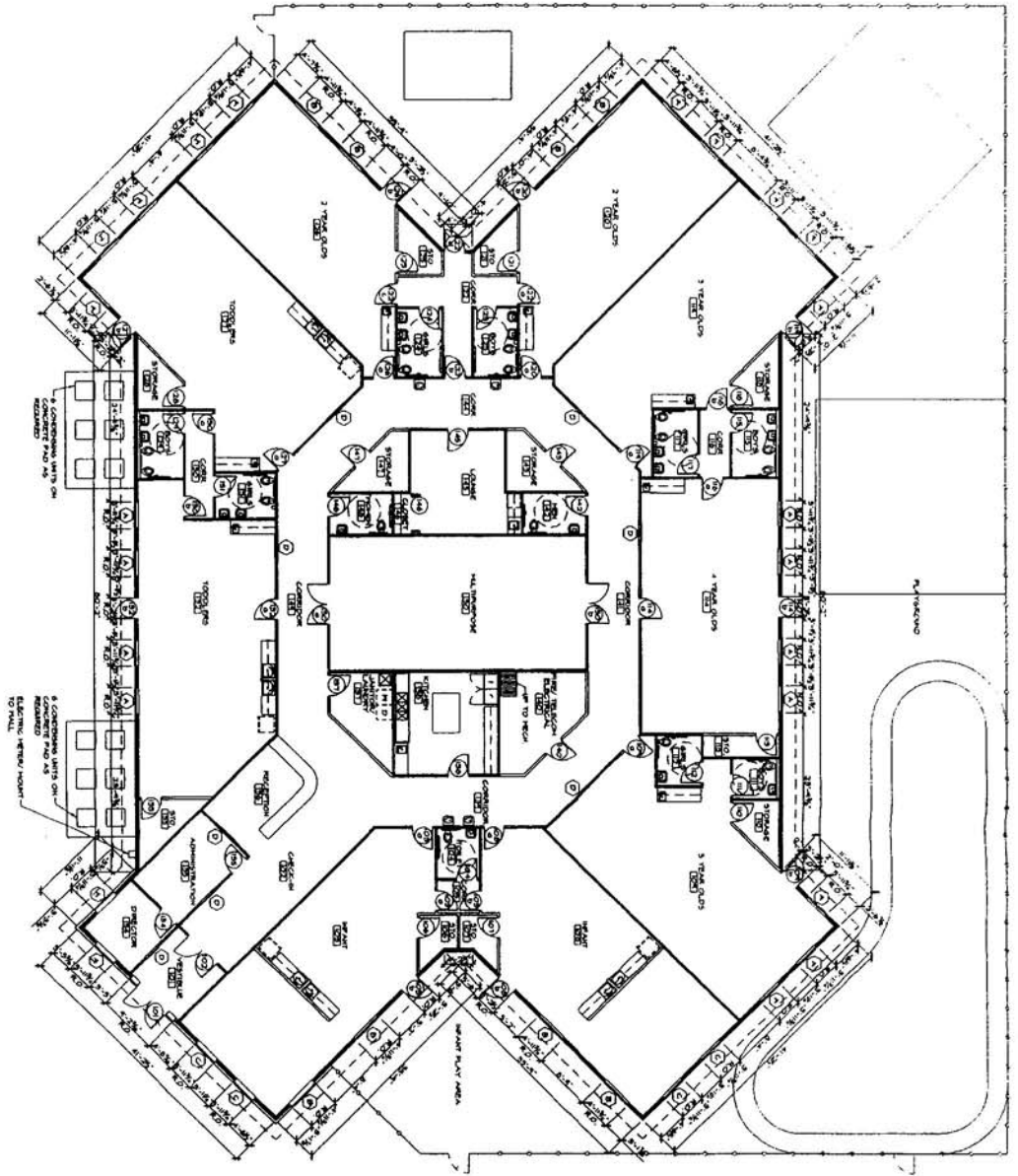


Exhibit H

DATE	NOV 11 2009
BY	ALL
SCALE	1/8" = 1'-0"
PROJECT	LITTLE HEARTS 4 HANDS
LOT	LOT 209
ADDRESS	MYRA RIDGE DRIVE URBANA, ILLINOIS

LITTLE HEARTS 4 HANDS
 LOT 209
 MYRA RIDGE DRIVE URBANA, ILLINOIS

FLOOR PLAN

ARCHITECTURE
 INTERIORS
 PLANNING
 INTERIOR DESIGN

smith/burgell architects

100 WEST MAIN STREET URBANA, ILLINOIS 62501
 PHONE: 217/278-2200 FAX: 217/278-2201

NO.	DATE	DESCRIPTION

DATE	DESCRIPTION	BY	CHK



Application for Conditional Use Permit

Zoning Board Of Appeals

APPLICATION FEE - \$125.00

The Applicants are responsible for paying the cost of legal publication fees as well. The fees usually run from \$75.00 to \$125.00. The applicant is billed separately by the News-Gazette.

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY

Date Request Filed 05-19-2008 ZBA Case No. ZBA-08-C-02
 Fee Paid - Check No. 18152 Amount \$125.00 Date 05-19-2008

PLEASE PRINT OR TYPE THE FOLLOWING INFORMATION:

A CONDITIONAL USE PERMIT is requested in conformity with the powers vested in the Zoning Board of Appeals to permit an expansion to an existing daycare.
 (insert use or construction purpose)

on the property described below, and in conformity with the plans in the permit application.

1. Location of Subject Site 2507 South Myra Ridge Road
 2. PIN # of Location 93-21-21-400-025
 3. Name of Applicant/Petitioner(s) The Atkins Group Phone 367-2121
- Address 2805 South Boulder Drive, Urbana IL 61802
 (street/city) (state) (zip)
- Property interest of Applicant(s) owner
 (owner, contract buyer, etc)

4. Name of Owner(s) Please see #3 above Phone _____
Address _____
(street/city) (state) (zip)

If there are additional owners, please attach extra pages to the application.

5. Name of Professional Site Planner(s) _____ Phone _____
Address _____
(street/city) (state) (zip)

6. Name of Architect(s) _____ Phone _____
Address _____
(street/city) (state) (zip)

7. Name of Engineers(s) _____ Phone _____
Address _____
(street/city) (state) (zip)

8. Name of Surveyor(s) _____ Phone _____
Address _____
(street/city) (state) (zip)

If there are additional consultants, please attach extra pages to application.

DESCRIPTION, USE, AND ZONING OF PROPERTY: Attach an additional sheet if necessary

Legal Description Lot 202 of Eastgate Subdivision No.2 to the City of Urbana
As per plat thereof recorded as Document No. 1996R 30132 in the Office
of the Champaign County Recorder of Deeds, situated in the City of Urbana,
Champaign County, Illinois.

Lot Size 185.19 feet x 270 feet = 50,000 square feet

Present Use vacant
(vacant, residence, grocery, factory, etc)

Zoning Designation B3

REASONS FOR REQUEST FOR CONDITIONAL USE PERMIT:

NOTE: The following information must be provided in order to process the application. If additional space is needed, please attach additional sheets.

1. Explain how the proposed use is conducive to the public convenience at the location of the property.

The requested daycare use is for an expansion to the existing daycare, Little Hearts & Hands (LH&H), that is located on the adjacent lot to the north of this property. The opening of several new businesses along Windsor Road (Busey Bank, Carle Clinic, Christie Clinic and Meijer to name a few) has increased the demand for daycare in this location. Given that LH&H is at capacity and has a waiting list, an expansion is necessary to meet the demand for quality daycare in Southeast Urbana.

2. Explain how the proposed use is designed, located and proposed to be operated, so that it will not be unreasonable injurious or detrimental; to the district in which it shall be located, or otherwise injurious or detrimental to the public welfare.

Given that this is a proposed expansion to the current LH&H Daycare the use and design will be an extension of the current operation. The expansion is designed to compliment the existing facility. Parking will still be facing Myra Ridge so parents and staff are able to conveniently and safely access the site. The playgrounds will be close to the building and fenced to keep the children away from traffic. An enclosed hallway will physically link the existing daycare building to the new addition.

The expansion will contain all amenities on the lot. The public streets and sidewalks are in place. There should be no burden to the public.

The same owners will continue to own and operate the expanded daycare facility. LH&H has been a welcomed addition to Southeast Urbana since it opened its Myra Ridge location in fall of 2004. The hours of operation will remain the same as the existing daycare facility. With the proposed expansion, the capacity will be permitted to grow from 168 children to 330.

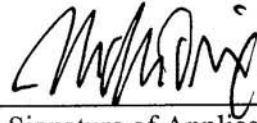
3. Explain how the proposed use conforms to the applicable regulations and standards of, and preserves the essential character of, the district in which it shall be located (except where such regulations and standards may be modified by Section VII-3 of the Urbana Zoning Ordinance, 1979).

The proposed daycare expansion is designed and will be built to the same standards as the existing daycare facility. Architecturally the proposed expansion will mimic the existing daycare, and will blend into the neighborhood. Exterior materials for the expansion shall match the existing daycare. The building mass will be comparable to the existing daycare and recently opened Christie Clinic facility.

PLEASE NOTE: The Urbana Zoning Ordinance provides that, by submitting this application for a conditional use permit for this property, you are granting permission to Staff of the Department of Community Development Services to place a temporary yard sign in the front yard of the property to provide notice of the time and place of the public hearing to consider this request. The sign will be placed in the front yard at least fifteen (15) but not more than thirty (30) days prior to the date of the hearing, and will be removed no later than ten (10) days after the completion of the public hearing. Please call 384-2440 if you have any questions about this requirement.

WHEREFORE, petitioner prays that this petition be heard by the Zoning Board of Appeals and the Application for Conditional Use Permit be granted.

Respectfully submitted this 19th day of May, year 2008 A.D.



Signature of Applicant

STATE OF ILLINOIS)
)
) SS
CHAMPAIGN COUNTY)

Mark Dixon, being first duly sworn on his/her/their oath, deposes and says, that he/she/they is/are the same person named in and who subscribed the above and foregoing petition, that he/she/they has/have read the same and knows the contents thereof, and that the matters and things therein set forth are true in substance and in fact as therein set forth.

Subscribed and sworn to before me on this 19 day of May, year 2008 A.D.

Samantha Rice
Notary Public



Petitioner's Attorney: Jenny Park, Meyer Capel
(if applicable)

306 W Church, Champaign, IL 61820
(address)

352-1800
(telephone number)

