



**Plan and Zoning Commission
7:00 p.m. Tuesday, January 5, 2021
Village of Mahomet - Administrative Office
Virtual Meeting Via Zoom or Skype for Business**

Join Zoom Meeting

<https://us02web.zoom.us/j/89794486965?pwd=SXpobkxwWVJSM0RpVUM0bFFGZ1dhQT09>

Meeting ID: 897 9448 6965

Passcode: 61853

Phone: +1 312 626 6799 US (Chicago)

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Join by Skype for Business

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AGENDA

1. CALL TO ORDER

2. ROLL CALL

- 3. PUBLIC COMMENT:** The Commission welcomes your input. Due to the current COVID-19 emergency and the Governor's executive orders, the meeting will have an online live participation option. We encourage all interested citizens that can, to participate online (login information provided above). Interested citizens are invited to provide comments either at the public hearing (online preferred) or by prior written statement. Public comments may be submitted in hard copy by placing them in the drop box outside of the Administrative Office (503 E. Main Street, Mahomet) before 2:00 pm on January 5, 2021. Other written comments may be submitted by emailing Abby Heckman, aheckman@mahomet-il.gov no later than the start of the meeting on January 5, 2021 to ensure placement of such comments in the official record of the meeting.

- 4. REVIEW/APPROVE MINUTES:** November 10, 2020
December 1, 2020

5. PUBLIC HEARINGS:

LSRD2021-01: THORNEWOOD LSRD SUBDIVISION

A RESOLUTION CONCERNING ESTABLISHMENT OF A LARGE SCALE RESIDENTIAL DEVELOPMENT ON 33.2± ACRES OF LAND LOCATED IMMEDIATELY SOUTH OF FOREST RIDGE DRIVE AT BRIARWOOD LANE AND WILLOWGROVE LANE AND NORTH OF BRIAR CLIFF SUBDIVISION

6. RESOLUTIONS and MOTIONS (TO BE ACTED UPON)

LSRD2021-01: THORNEWOOD LSRD SUBDIVISION

A RESOLUTION CONCERNING ESTABLISHMENT OF A LARGE SCALE RESIDENTIAL DEVELOPMENT ON 33.2± ACRES OF LAND LOCATED IMMEDIATELY SOUTH OF FOREST RIDGE DRIVE AT BRIARWOOD LANE AND WILLOWGROVE LANE AND NORTH OF BRIAR CLIFF SUBDIVISION

MAP2021-01: THORNEWOOD LSRD SUBDIVISION (PRELIMINARY PLAT)

A RESOLUTION CONCERNING AN AMENDED PRELIMINARY PLAT ON 33.2± ACRES OF LAND LOCATED IMMEDIATELY SOUTH OF FOREST RIDGE DRIVE AT BRIARWOOD LANE AND WILLOWGROVE LANE AND NORTH OF BRIAR CLIFF SUBDIVISION

7. COMMISSIONER / STAFF COMMENTS

NEXT PZC MEETING – FEBRUARY 2, 2021

8. ADJOURN

PLAN AND ZONING COMMISSION
MEETING MINUTES - DRAFT
November 10, 2020

Return to Agenda

CALL TO ORDER: The meeting was called to order at 7:02pm on Tuesday November 10, 2020.

ROLL CALL:

Members Present: Jay Roloff, Steve Briney, Robert DeAtley, Bob Buchanan, Mike Buzicky, Damian Spencer and Earl Seamands.

Members Absent: None.

Others Present: Village Attorney Joe Chamley, Village Administrator Patrick Brown, Village Planner Kelly Pfeifer, and Planner Abby Heckman.

PUBLIC COMMENT: No one came forward.

REVIEW/APPROVE MINUTES: August 4, 2020 and September 1, 2020.

Mr. Roloff stated he would entertain a motion to approve the August minutes.

DeAtley moved to approve the August 4, 2020 as submitted. Buchanan seconded the motion. ROLL CALL. 6-0-1. Seamands abstained. Motion Passed.

Abby Heckman stated the September draft minutes had been emailed to the PZC members in advance of the meeting and the meeting packet posted online had been updated to include the September minutes.

Mr. Roloff stated he would entertain a motion to approve the September minutes.

Buchanan moved to approve the September 1, 2020 as submitted. Roloff seconded the motion. ROLL CALL. 5-0-2. Spencer and Buzicky abstained. Motion Passed.

PUBLIC HEARING:

LSRD2020-01: HUNTERS RIDGE LSRD SUBDIVISION

A RESOLUTION CONCERNING ESTABLISHMENT OF A LARGE SCALE RESIDENTIAL DEVELOPMENT ON 14.5± ACRES OF LAND LOCATED IMMEDIATELY NORTH OF OLIGER DRIVE AT CATES DRIVE, EAST OF SANDY RIDGE SUBDIVISION AND SOUTH OF INTERSTATE 74

Abby Heckman introduced the LSRD request and staff memo. She stated a public hearing is being held because it is a zoning issue and it was advertised in the paper on November 10th. She stated she had received no communication from the public regarding the request. She stated the land is the remaining undeveloped land within Hunters Ridge Subdivision. She stated that last LSRD done was for Sangamon Fields Subdivision. She stated that the LSRD regulations in the zoning ordinance outlines criteria to take the overall density that's allowed for the site and allows internal adjustments to lot sizes and setbacks to make the development work. She stated the request is consistent with the comprehensive plan which designates this area to be single family or two family and senior housing types. She stated all of the land is zoned R1C and restated the development area calculations in the staff memo. She stated the total allowed dwelling units would be 63 and the developer is proposing 55 dwellings. She stated total open space to be provided is just over an acre. She stated the park area was discussed with the previous rezoning request. She stated a preliminary plat which includes this land was approved August 2017 and it is still valid. She stated this request does not change the roadway layout or what we would expect for the drainage, and therefore the preliminary plat does not need to be amended to

apply the LSRD designation. She stated if this is approved and the developer decides to enter into a development agreement with the Village, once the agreement is approved, then the developer can go forward with final plats. She stated there are three (3) zoning variations: lot widths at the setback line of not less than 50.6 feet on the lots numbered 706 to 718, which back up to Interstate 74; lot areas of not less than 6,353 square feet on the lots numbered 708 to 715; and a minimum side yard setback of five feet except the sideyard setback reduction wouldn't apply for any of the lots around the perimeter of the subdivision. She stated the developers is proposing 3 common lot areas, lot 749 is the park area, a mid-block crosswalk between Cole Lane, Cates Drive, and Rapp Drive and the dry detention area that is at the northwest corner. She stated a resolution was prepared for your consideration. She stated she could answer any questions about the request. She stated the developer was present and could answer questions.

Mr. Roloff asked the petitioner for any additional comments.

Rob Frerichs, developer/owner, stated the homes recently put on Oliger Drive in Hunters Ridge Six are all averaging \$325,000 as will the next couple of builds we have started. He stated as they go north to finish the subdivision, they have struggled for many years now with what would be typical requests along the interstate like some type of row housing or zero-lot line dwellings like what's on the Timber Wolf Drive in the front of Hunters Ridge against US150 and the commercial area. He stated they were looking for an alternative to keep this area all detached single family. He stated he doesn't believe it was a good idea to try and sell \$325,000 homes that back up to Interstate 74. He stated this plan offers a buffer and transition from a little bit less of a home to the current homes which is what seems to be what the market is demanding. He stated in some regards they are grasping for more density, but in reality, I think we're really looking for less.

Abby Heckman stated that the developer is proposing less density than what would have been allowed through the LSRD process prior to the rezoning in July. She stated the rezoning had no bearing on this particular layout or what would have been allow.

Rob Frerichs stated he is thinking of the Windwood rowhouses that back up to Interstate 74 and are in the front of Hunters Ridge. He stated those types of row housing is what he is trying to avoid.

Mr. Roloff asked if there were any questions or comments from the public.

Kelly Pfeifer stated she was present at the Village Hall and no one from the public was there.

Mr. Roloff stated there was no one on the call that spoke up and that he would entertain a motion to close the public hearing.

DeAtley moved to close the public hearing. Buchanan seconded the motion. ROLL CALL. 7-0. Motion Passed.

RESOLUTIONS and MOTIONS (TO BE ACTED UPON):

LSRD2020-01: HUNTERS RIDGE LSRD SUBDIVISION

A RESOLUTION CONCERNING ESTABLISHMENT OF A LARGE SCALE RESIDENTIAL DEVELOPMENT ON 14.5± ACRES OF LAND LOCATED IMMEDIATELY NORTH OF OLIGER DRIVE AT CATES DRIVE, EAST OF SANDY RIDGE SUBDIVISION AND SOUTH OF INTERSTATE 74

Mr. Roloff stated there was a prepared resolution in the packet related to this Hunters Ridge LSRD. He stated there were three variations requested. He asked if there were any questions or comments on the resolution.

Mr. DeAtley asked staff to explain the difference between what would have been required and what's being requested.

Abby Heckman stated R1C requires a seven foot side yard setback which is a two foot difference, requires minimum lot areas of 8000 square feet, and minimum lot widths of 65 feet.

Rob Frerichs stated the variations would only apply to the lots that back up to Interstate 74.

Abby Heckman stated the rest of the lots would meet the R1C requirements.

Mr. Buzicky asked why some of the lots wouldn't meet the regular sideyard setback.

Kelly Pfeifer clarified that the petitioner was only requesting the variations on the small lots shown that back up to interstate 74 not the rest of the lots. She stated adding a reference to lots 706 to 718 at the end of items C3 in the resolution would be appropriate.

Rob Frerichs agreed with the clarification.

Abby Heckman stated the current wording after the 4 comma could be stricken and then add the qualifying language.

Mr. Roloff went over the wording changes to C3.

Kelly Pfeifer stated staff found it necessary for the PZC to go on record providing guidance for the development agreement about whether those three variation aspects of this plan are palatable to you. She stated the LSRD process is a tool to those variations.

Mr. DeAtley asked the developer his expectations on the value of the homes on the north end since they are considerably less lot. He stated he had some pause given the three requested variations on those lots.

Rob Frerichs stated he thought they would be around \$275,000. He stated row housing or duplex or zero lot line houses might be more typical for something up against the Interstate.

Mr. Roloff stated the variations made sense to him. He stated a \$275,000 house won't adversely affect the rest of the subdivision.

Rob Frerichs stated he is looking at the big picture and he has to sell 42 other lots next to these 13 lots.

Kelly Pfeifer stated she walked this site with the developer and the engineer a few weeks ago. She stated there is a big grade difference, so they'll either have daylight or a walk out type basement. She stated they will be narrower and likely three story with the way the topography is. She stated the interstate was very loud.

Mr. Roloff stated there was good news for triple pane windows.

Abby Heckman stated having the house a little closer and denser would likely provide a good sound barrier for the rest of the homes in the subdivision.

Rob Frerichs agreed.

Mr. Roloff asked if there were more questions or comments. He asked the Village Attorney if there could be one motion on all five parts of the resolution.

Joe Chamley answered yes if that is the will of the PZC.

Mr. Buchanan made a motion to recommend approval of the LSRD.

Abby Heckman asked for clarification to the motion to see if it was intended to be subject to the discussed amended wording to C3 of the resolution.

Mr. Buchanan stated yes.

Buchanan moved to recommend approval of the Hunters Ridge LSRD designation with the findings of fact as stated below. Briney seconded the motion. ROLL CALL. 7-0. Motion Passed.

BE IT THEREFORE RESOLVED this 10th day of November, 2020, by the Plan and Zoning Commission of the Village of Mahomet, that:

- A. The Plan and Zoning Commission does hereby recommend that the Village of Mahomet Board of Trustees APPROVE the establishment of a Large Scale Residential Development to be known as Hunters Ridge LSRD.
- B. The Plan and Zoning Commission does hereby recommend that the Village of Mahomet Board of Trustees APPROVE the Development Plan (Hunters Ridge Seventh Subdivision – 3 pages dated October 14, 2020) for the Hunters Ridge LSRD upon completion of minor modifications identified by the Village staff and does hereby authorize the Chairman to sign the Certificate of Approval of said Plan upon completion of said minor modifications.
- C. The Plan and Zoning Commission does hereby recommend the following to the Village of Mahomet Board of Trustees related to requested zoning requirement variations for the Hunters Ridge LSRD:
 1. **APPROVE** Allow lot widths, as measured along the front yard setback line, of not less than 50.6 feet (lots 706 to 718).
 2. **APPROVE** Allow lot areas of not less than 6,353 (lots 708 to 715).
 3. **APPROVE** Allow a minimum side yard setback requirement of 5 feet (lots 706 to 718).
- D. The Plan and Zoning Commission does further recommend the following actions concerning the Hunters Ridge LSRD:
 1. A Final Plat(s) covering the site shall be prepared, reviewed, approved, and recorded, consistent with the standards and procedures of the Subdivision Ordinance.
 2. Submission of all supporting documentation in proper form.
 3. All site development shall be in compliance with the approved Development Plan.
 4. Revision of the Development Plan to incorporate any staff technical review comments.
 5. Compliance with the Building Permit requirements of the Village.
 6. An executed development agreement between the Village of Mahomet and the developer which reflects the development plans and commitments presented to the PZC at the November 10, 2020 meeting and other requirements of the Village as approved by the Board of Trustees.
- E. Approval of the Development Plan shall be further granted with the understanding that future minor modifications to the Development Plan shall be allowable, so long as those changes comply with applicable Village Ordinance requirements, do not change the use and character of the site, do not change the intent of the Development Plan, and are reviewed and approved by Village Staff.

- F. In the event that the minor modifications to the Development Plan is not completed and all supporting documents are not submitted in final form within 60 days from the date of approval by the Board of Trustees, the approvals recommended herein shall be null and void.
- G. The approval recommended above shall be subject to the fulfillment of the conditions set forth in Item D above. In the event that these conditions are not fulfilled, the Development Plan may become void.

PUBLIC HEARING:

DISCUSSION ONLY (NO ACTION):

ZONING ORDINANCE TEXT AMENDMENT

A RESOLUTION CONCERNING A TEXT AMENDMENT TO ADD ADDITIONAL MULTIPLE-FAMILY RESIDENTIAL DISTRICTS, ADD AND AMEND RELATED REQUIREMENTS AND OTHER SECTIONS RELATED TO BUT NOT LIMITED TO DEFINITIONS, PERMITTED USES, CONDITIONAL USES, ACCESSORY USES, DENSITY CRITERIA, LOT SIZES, SETBACKS AND OTHER NON-SUBSTANTIVE CHANGES AND REORGANIZATION OF RELATED TEXT.

Abby Heckman stated staff is asking the PZC to hold a public hearing for the Zoning Ordinance text amendment to get any public feedback or feedback from the PZC. She introduced the case and information in the staff memo. She stated there was interest in making some changes to our current multi-family requirements and establishing more multi-family residential districts will provide opportunity for various densities of dwelling units and enable more transitional opportunities between residential and commercial. She stated there are three new multi-family residential zoning districts proposed, R3A, R3B and R3G. She stated the current R3 zoning district would convert to what would be called R3C. She stated staff reviewed the uses allowed in each district, permitted, conditional and accessory uses. She stated there was some reorganization proposed because right now our accessory uses for all districts is in a separate section of the ordinance, and staff thinks it would be beneficial to have all of those accessory uses in the zoning district chapter itself to eliminate the need to flip to multiple sections. She stated only accessory uses for the zoning classifications that we are touching now will be moved. She stated an accessory use chapter will still exist until we touched the other chapters in a future text amendment. She stated changes are proposed to the row house chapter to better accommodate row house development since staff has realized that our current rules don't really work very well for the desires of those wanting to build those types of houses. She stated there were slight wording changes proposed to the multi-family text amendment that was done back in July to help clarify those. She stated some changes are proposed to the development standards chart. She stated staff requests that the public hearing not be closed but adjourned and continued to the December PZC meeting to allow any text adjustments or changes based on feedback from the PZC or any other feedback to be discussed again next month.

Joe Chamley suggested that since staff is recommending the public hearing not be close the PZC can certainly have their full discussion as part of the public hearing.

Mr. Roloff asked for any questions or comments.

Abby Heckman stated staff expects and wants your comments.

Kelly Pfiefer stated staff appreciates others being devil's advocate and looking at what this means for development. She stated writing a zoning ordinance can be like a whack a mole game. She stated staff wanted the text changes to be consumable for the next month so we can have an in-depth conversation in December. She stated staff has not conceived of specific lands for any of these zones right now. She stated this is a way we can have a variety of densities. She stated right now there is only one district to provide a multi-family buffer

which hasn't been working so adding districts will help. She stated they needed to dive into the text amendment to see if it lines up with feedback they hear from the community

Mr. DeAtley stated the agenda item lists other non-substantive changes. He asked if the entirety of the zoning ordinance changes are in this document.

Kelly Pfeifer answered yes.

Abby Heckman stated we advertised it that way in case there was something we missed something and needed to add something.

Joe Chamley stated he had suggested that wording as a catch all.

Abby Heckman stated there were no other changes proposed other than what was shown in the document and attached charts presented.

Mr. DeAtley stated on the whole it looks like a good dive into correcting or addressing some of the community concerns since there is some hesitation towards larger apartment developments, multifamily type developments. He stated this provides for more review and extremely limits by right development. He stated he was concerned that it might be too restrictive in that regard but if it is the direction that the community prefers then it is the tool to help take us in that direction.

Mr. Buzicky stated he echoed that he thought it was a good step. He asked if there would be a challenge for existing multi-family developments.

Abby Heckman stated that is why we are converting it from R3 to R3C and not changing the density on the existing at this time.

Kelly Pfeifer stated there isn't much land right now that is undeveloped and zoned R3. She stated that most of east Mahomet will need some zoning transition between the school 150, the railroad tracks, and Prairie View. She stated that most of the land in that area is zoned R1A which is our default zoning. She stated there is discomfort from the BOT and the PZC with just blindly rezoning land for multi-family and we cannot develop everything with a development agreement. She stated the additional multi-family zoning classifications will enable us to put some other types of zoning in place.

Abby Heckman stated is it also good for use in the downtown areas where we will have transition areas to make things fit and work when we're transitioning from the commercial area along Main Street.

Kelly Pfeifer stated that is why the row housing section is written to enable more than three dwellings in a row. She stated our downtown master plan has areas where there are groups of four or even six town houses right in a row. She stated the current zoning ordinance text wouldn't allow those. She stated staff is hoping that one of the new zones would help facilitate downtown development.

Mr. Buzicky stated he was definitely thinking of the downtown plan that was approved. He stated it might make sense to amend the downtown plan to show exactly where the new zoning classifications should be located.

Kelly Pfeifer agreed.

Mr. Roloff asked for any other questions or comments.

Mr. Buzicky asked staff for a brief summary of the differences between the classifications.

Abby Heckman stated the main differences between the classifications is density which you can see on the chart. She stated that our current R3 which will be R3C is our highest density R3C at one unit per 3000 square feet and the density gets lower from there. She stated the R 3G district is for units with individual ground floor access and not an apartment building with internal hallways. She stated R3G is the same density as R3C but with the ground floor access requirement staff believed the R3G zoning classification would benefit our downtown area because we anticipate row housing along our mews or fancy alleys with stoops and a front door that come out onto the mews. She stated we want to facilitate individual ownership when possible by allowing those to plat individually. She stated staff adjusted the accessory uses allowed for each multi-family district. She stated the accessory uses for each district isn't exactly the same as what is currently allowed for multi-family. She stated staff wanted to facilitate shared garages which isn't exactly clear with our current rules. She stated the R3B is transitional between commercial and less intense residential which all of the multi-family districts would fall into that category where they would be able to be used as a buffer or zoning transition. She stated the main differences between zoning classifications is the density allowance.

Kelly Pfeifer stated R3A would be the lowest density but still enables duplexes, quads, small kinds of apartment communities and rowhouses but nothing that resembles commercial like retirement homes, assisted living facilities and higher density residential. She stated we had to think about what might be built and how the area might function. She stated as density goes up you have less private areas and more common shared and public facilities which is reflected in the district uses.

Mr. Seamands asked if there had been requests for commercial buildings with living quarters above.

Kelly Pfeifer stated we have had some requests but they had challenges with lending.

Abby Heckman stated that in our current ordinance C1 neighborhood commercial districts allows a dwelling to be above a commercial use, so there is current zoning available for that particular combination of uses.

Mr. Seamands asked if there are any already in town.

Abby Heckman stated she wasn't aware of any.

Patrick Brown stated there is one example that has been here for a while which is the commercial building across from Busey Bank and the post office.

Abby Heckman stated that was right and the residential above the commercial was established by a conditional use permit.

Kelly Pfeifer stated the owner has inquired about converting the 1st floor to apartments within the last 12 months which isn't permitted by zoning or the conditional use.

Mr. DeAtley stated section 152.055 standards for multifamily development limits the maximum building height to two stories and 30 feet but 45 feet is the allowable maximum height in some districts. He asked why they were different.

Kelly Pfeifer stated that if you are going to develop by right then you have to meet the criteria in 152.055 and if you want to go higher then the zoning ordinance would allow it but it would have to go through a conditional use process. She stated staff would double check the height.

Mr. DeAtley asked if the couple of large apartment complexes built in the last two years, one by the elementary school and one at Lake of the Woods Rd, were closer to the 45-foot height.

Kelly Pfeifer stated yes they are when there are three floors.

Kelly Pfeifer encouraged over the next week for the PZC to provide comments.

Mr. Roloff asked if there is any other questions or comments, hearing none asked for a motion to adjourn and continue the public hearing to the December 1, 2020 PZC meeting.

Seamands moved to adjourn and continue the public hearing to December. Roloff seconded the motion. ROLL CALL. 7-0. Motion Passed.

COMMISSIONER / STAFF COMMENTS:

Mr. Roloff asked if there were any other comments and hearing none asked for a motion to adjourn.

ADJOURN:

Roloff moved to adjourn the meeting. DeAtley seconded the motion. ROLL CALL. 7-0. The meeting was adjourned at 8:00pm.

Respectfully,

Abby Heckman, Planner

PLAN AND ZONING COMMISSION
MEETING MINUTES - DRAFT
December 1, 2020

[Return to Agenda](#)

CALL TO ORDER: The meeting was called to order at 7:01pm on Tuesday December 1, 2020.

ROLL CALL:

Members Present: Jay Roloff, Robert DeAtley, Bob Buchanan, Damian Spencer, Earl Seamands and Steve Briney (joined meeting at 7:05pm).

Members Absent: Mike Buzicky.

Others Present: Village Attorney Joe Chamley, Village Administrator Patrick Brown, Village Planner Kelly Pfeifer, and Planner Abby Heckman.

PUBLIC COMMENT: No one came forward.

REVIEW/APPROVE MINUTES: None.

PUBLIC HEARINGS:

ZONING ORDINANCE TEXT AMENDMENT

A RESOLUTION CONCERNING A TEXT AMENDMENT TO ADD ADDITIONAL MULTIPLE-FAMILY RESIDENTIAL DISTRICTS, ADD AND AMEND RELATED REQUIREMENTS AND OTHER SECTIONS RELATED TO BUT NOT LIMITED TO DEFINITIONS, PERMITTED USES, CONDITIONAL USES, ACCESSORY USES, DENSITY CRITERIA, LOT SIZES, SETBACKS AND OTHER NON-SUBSTANTIVE CHANGES AND REORGANIZATION OF RELATED TEXT.

Mr. Roloff stated the public hearing was continued from the November meeting. He asked staff if they received any other comments since last month.

Abby Heckman stated no comments had been received by staff. She stated staff made one minor change since last month. She stated the sideyard setback in the R3G district was shown at five (5) feet and now the sideyard setback is seven (7) feet in the R3G district.

Mr. Roloff asked for any other comments or questions. He stated since no one spoke up that he would entertain a motion to close the public hearing.

DeAtley moved to close the public hearing. Spencer seconded the motion. ROLL CALL. 5-0. Motion Passed.

RESOLUTIONS and MOTIONS (TO BE ACTED UPON)

ZONING ORDINANCE TEXT AMENDMENT

A RESOLUTION CONCERNING A TEXT AMENDMENT TO ADD ADDITIONAL MULTIPLE-FAMILY RESIDENTIAL DISTRICTS, ADD AND AMEND RELATED REQUIREMENTS AND OTHER SECTIONS RELATED TO BUT NOT LIMITED TO DEFINITIONS, PERMITTED USES, CONDITIONAL USES, ACCESSORY USES, DENSITY CRITERIA, LOT SIZES, SETBACKS AND OTHER NON-SUBSTANTIVE CHANGES AND REORGANIZATION OF RELATED TEXT.

Mr. Roloff stated there was a draft resolution included in the meeting packet. He read through the resolution findings of fact.

Abby Heckman stated that Steve Briney had joined the meeting.

Mr. Briney stated he was having trouble logging into the meeting but had it figured out now.

Mr. Roloff stated that if there were no other questions or comments he would entertain a motion.

Roloff moved to recommend approval of the Zoning Ordinance text amendment with the findings of fact as stated below. DeAtley seconded the motion. ROLL CALL. 6-0. Motion Passed.

BE IT THEREFORE RESOLVED this 1st day of December 2020 by the Plan and Zoning Commission of the Village of Mahomet, Illinois, that:

- A. The Plan and Zoning Commission DOES hereby recommend that the Board of Trustees of the Village of Mahomet amend Chapter 152 (Zoning Code) of Title XV (Land Usage) of the Village Code of Mahomet, Illinois, as stated in the Zoning Ordinance Text Amendment – Multiple-Family Residential and accessory uses dated November 25, 2020.
- B. The Plan and Zoning Commission DOES hereby further set forth the following findings of fact concerning the proposed Text Amendment:
 - 1. The Text Amendment is consistent with the purpose of the zoning ordinance 152.001.A, "... to protect and to promote adequate light, pure air and safety from fire and other dangers; that the taxable value of land and buildings throughout the municipality and contiguous area may be conserved, that congestion in the public streets may be lessened or avoided, and that the public health, safety, comfort, morals and welfare may otherwise be promoted."
 - 2. The Text Amendment will also modernize, and update the Zoning Ordinance.
 - 3. The procedural requirements for amendments set forth in the current Ordinance have been met.

PRAIRIESIDE SUBDIVISION (FINAL PLAT)

A RESOLUTION CONCERNING A FINAL PLAT FOR PRAIRIESIDE SUBDIVISION ON 45.36± ACRES OF LAND LOCATED SOUTH OF ROBERTO DRIVE, SOUTH AND EAST OF THE CONWAY FARMS SUBDIVISION LAKE AND NORTH OF THE RAILROAD TRACKS.

Abby Heckman introduced the subdivision information in the staff memo. She stated the subdivision will secure a portion of the right-of-way that is needed for the South Mahomet Road project. She stated the two (2) large lots created would then be ready for a developer to subdivide later. She stated the waivers requested were needed to support the plat.

Mr. Roloff asked if everything was approved for the school property that is adjacent.

Kelly Pfeifer stated yes, the intergovernmental agreement was adopted and a replat subdivision, which is a requirement of that agreement, was also approved. She stated the documents have not been recorded yet to allow minor adjustments that need to be made due to the design of the roadway and other infrastructure.

Mr. Seamands asked about the roadway layout.

Kelly Pfeifer went over the former roadways planned on the school property and the future South Mahomet Road roadway alignment. She stated the right-of-way that will no longer be utilized will be vacated and given back to the school.

Mr. Seamands asked how long the project will take.

Kelly Pfeifer stated the South Mahomet Road roadway pavement on this subdivision property will likely start in 2022. She went over the details of the railroad crossing approval with the ICC.

Mr. DeAtley asked if the roadway had to go all the way to Prairieview Road to meet the railroad requirement for the South Mahomet Road connection with other roadways.

Kelly Pfeifer stated no, the Village plans to construct Churchill Road to connect with South Mahomet Road and that will fulfill the roadway connection for the railroad.

Mr. DeAtley stated that would potentially bring a lot of traffic by the school. He asked when the connection to Prairieview Road would happen.

Kelly Pfeifer stated the Village had started preliminary design work on the portion of South Mahomet Road that is east of Churchill Road. She stated she thought design would take about 6 months and that the second phase of South Mahomet Road would begin construction in 2023.

Mr. Seamands asked which railroad crossing in town would have to be closed.

Patrick Brown stated the Walnut Street railroad crossing is expected to closed.

Kelly Pfeifer went over the draft resolution and the requested waivers. She stated the reason the south lot is being removed from the Conway POA is because the land is in a different water shed and therefore, they will manage stormwater on their own and not in the POA lake.

Abby Heckman stated the resolution language was updated based on review by the Village Attorney. She stated the original language can be seen in the staff memo and the resolution in the meeting packet has been update online.

Mr. DeAtley stated there was a preliminary discussion that the PZC heard a while ago for a development of higher end housing. He asked if that project was still happening.

Kelly Pfeifer stated that project was not happening because she understood it wasn't financially viable.

Mr. Roloff asked for any other questions or comments and hearing none stated he would entertain a motion regarding the subdivision.

DeAtley moved to recommend approval of Prairieside Subdivision with the findings of fact as stated below. Seamands seconded the motion. ROLL CALL. 6-0. Motion Passed.

BE IT THEREFORE RESOLVED this 1st day of December, 2020, by the Plan and Zoning Commission of the Village of Mahomet, that:

- A. The Plan and Zoning Commission does hereby recommend **APPROVAL** of the Final Plat for the Prairieside Subdivision upon completion of modifications identified by the Village staff and does hereby authorize the Chairman to sign the Certificate of Approval of said Plat upon completion of said modifications.
- B. The Plan and Zoning Commission does hereby recommend **APPROVAL** of the requested waivers:

1. Defer the construction of stormwater management facilities within Lot 1002 until such time as required due to site development activities on Lot 1002.
 2. Waive the submission of a Preliminary Plat.
 3. Defer construction of public infrastructure improvements for water mains, sanitary sewers, and storm drainage lines until such times as lot development on Lot 1001 or Lot 1002 necessitates the construction of these public utilities.
 4. Waive the requirement to construct South Mahomet Road.
 5. Waive the construction of a temporary cul-de-sac for Roberto Road until such time as Lot 1001 undergoes further development.
 6. Waive the requirement to construct a bike path and sidewalk along South Mahomet Road.
 7. Defer the submission of a Stormwater Management Plan until such time as Lot 1001 or Lot 1002 undergo site development.
 8. Defer the requirement of the submission of a Subdivision Performance Bond and its accompanying Surety until such time as developer proposes construction of public improvements.
- C. The approval of the Final Plat recommended above is further subject to the following conditions:
1. Submission of all supporting documentation in proper form
 2. The approval of the Final Plat recommended above is further subject to the review and approval of the Final Plat and supporting documents as applicable by other relevant agencies and utility service providers.
 3. In the event that the modifications to the Final Plat are not completed, the outside agency reviews are not completed, all supporting documents are not submitted in final form, or the conditions set forth above are not met within sixty (60) days from the date of approval by the Board of Trustees, the approvals recommended herein shall be null and void.

COMMISSIONER / STAFF COMMENTS
PROPOSED 2021 PZC MEETING SCHEDULE (DISCUSSION ONLY)

Abby Heckman stated there was no PZC action needed on the 2021 meeting schedule but would like any feedback before presentation to the BOT for approval.

Kelly Pfeifer stated we now have to publish public hearing notices in The News-Gazette because the Mahomet Citizen is no longer open.

NEXT PZC MEETING – JANUARY 5, 2021

Mr. Roloff asked if there would be a PZC meeting in January.

Kelly Pfeifer stated she expected to meet in January. Kelly Pfeifer updated the PZC on the Hunters Ridge LSRD designation and related BOT action.

Mr. Briney thanked the street crew for doing a last landscaping pickup.

Patrick Brown updated the PZC on the landscape waste program.

ADJOURN:

DeAtley moved to adjourn the meeting. Roloff seconded the motion. ROLL CALL. 6-0. The meeting was adjourned at 7:33pm.

Respectfully,

Abby Heckman, Planner

DRAFT



**Plan and Zoning Commission
Staff Report
Meeting January 5, 2021**

FROM: Abby Heckman, Planner
Kelly Pfeifer, Community Development Director and Village Planner

PROJECT: LSRD2021-01: THORNEWOOD LSRD SUBDIVISION
MAP2021-01: THORNEWOOD LSRD SUBDIVISION (PRELIMINARY PLAT)

PETITIONER: MAHOMET LAND COMPANY

PUBLIC HEARING: The Plan and Zoning Commission (PZC) may hold one or more public hearings upon request for approval of a Large Scale Residential Development (LSRD). A public hearing is scheduled for January 5, 2021 at 7:00pm. Public hearings can be closed or continued to another meeting without any action on the case. Public notice was published in the News-Gazette on December 20, 2020. The PZC acts in an advisory role to the Board of Trustees (BOT) regarding LSRD requests. The PZC is asked to make a recommendation to the BOT concerning LSRD requests. The BOT will approve or deny the proposed LSRD.

REQUESTED ACTION: PUBLIC HEARING - LARGE SCALE RESIDENTIAL DEVELOPMENT
RECOMMENDATION TO BOT - LARGE SCALE RESIDENTIAL DEVELOPMENT
RECOMMENDATION TO BOT – PRELIMINARY PLAT

PROCEDURAL ISSUES: The Developer has prepared all documentation relating to the LSRD and Preliminary Plat in accordance with the Zoning Ordinance and requests consideration of the proposed LSRD and preliminary plat. Draft resolutions are attached for consideration by the PZC. The PZC may recommend conditions regarding the layout, circulation and performance of the proposed LSRD and preliminary plat.

SITE DESCRIPTION / LOCATION: The site is located immediately south of Forest Ridge Drive at Briarwood Lane and Willowgrove Lane and north of Briar Cliff Subdivision. The subject development consists of 33.2± acres and is the remaining undeveloped land within Thornewood Subdivision.

CONFORMANCE WITH COMPREHENSIVE PLAN: The Comprehensive Plan designates this site as part of the North IL47 Gateway Functional Framework Area which encourages prioritizing the completion of existing residential subdivisions. The Comprehensive Plan Future Land Use Plan designates this area for single-family residential uses. The Residential Areas Policy suggests encouraging the following: development of a range of housing types to accommodate residents in all stages of life, development of higher density attached housing as an intensity buffer along major corridors (Interstate 74), and provision of providing common open space in exchange for smaller lot sizes. The Comprehensive Plan includes policies that urge compact, orderly, and contiguous development in areas where public facilities and infrastructure can be extended to serve the site. The Comprehensive Plan also urges development which is compatible with adjacent existing and future land uses. The site appears to comply with recommendations in Comprehensive Plan.

CURRENT LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Current Zoning</u>
On-Site	Undeveloped	R-1B Single- Family Residential
North	Single-Family Residential Uses	R-1B Single- Family Residential
South	Single-Family Residential Uses	R-1B Single- Family Residential
East	HOA lakes / Open Space	AC Conservation
West	Agricultural	County zoning and Village AG Agricultural

CONFORMANCE WITH ZONING ORDINANCE: The lands included in this LSRD request and preliminary plat are currently zoned R-1B Single-Family Residential. LSRDs are a permitted use within the R-1B zoning district. The proposed subdivision development appears to be compliant with the LSRD requirements set forth in the zoning ordinance (ZO 152.045). Current zoning and LSRD requirements allow 115 units. The developer is proposing 70 units. No rezoning is required to meet LSRD requirements. See calculations below.

- Gross development (R-1B zoning) area = 33.2± AC – 20% (6.64± AC) = 26.56± AC Net development area
- Net development area = 26.56± AC (1,156,953.6 SF) / 10,000 SF minimum per family in R-1B = 115.695 dwelling units
- Total allowed dwelling units = 115 units
- Proposed dwelling units = 70 units
- Total common open space provided = 2.96± AC (Shown on Prelim Plat as Lots 640, 641, 642, 740, and 741)

As part of this LSRD request the developer has indicated the following zoning requirement variations that are needed to support the attached LSRD Plan and Preliminary Plat:

1. Lot width minimum of 65 feet instead of 80 feet as required in R-1B zoning.
2. Side yard setbacks for lots that are 80 feet wide or greater shall have a 10 foot minimum side yard setback. Side yard setbacks for lots that are 65 feet to 79 feet wide shall have a 7 foot minimum side yard setback. Except as required along the perimeter boundaries of the LSRD development.

EXISTING ANNEXATION AGREEMENT: An amended annexation agreement, which includes this land area, was approved May 2015 (Recorded as 2015R11440). Numerous waivers were granted as part of the 2015 amended annexation agreement those that apply to the subject land include (but are not limited to) the following:

- Waiver of Village Development (annexation) Agreement Fee.
- Waiver of requirement to have more than one (1) street connection to an arterial street within one-fourth (1/4) mile intervals.
- Waiver of requirement that Willowgrove Lane and Briarwood Lane be designated as collector streets, and that Ravenwood Drive West of Willowgrove Lane and Thornwood Drive between Briarwood Lane and Willowgrove Lane be designated as collector streets. The Village will accept the new roads as per the Preliminary Plat as minor collector or subcollector streets.
- Waiver to allow maximum block length to be in excess of 800 feet.
- Waiver to allow cul-de-sacs to be in excess of 600 feet.
- Waiver of the requirement providing that maximum overland flow of stormwater runoff shall be 600 feet consistent with the Preliminary Plat
- Waiver of the mid-block sidewalk requirement for blocks exceeding 850 feet in length as generally depicted on the Preliminary Plat.
- Waiver of fire hydrant spacing to allow some areas to be beyond the 350-foot maximum standards required for a fire hydrant, as generally depicted on the Preliminary Plat.

- Waiver of the required 1/4 mile street access provision for lands east and southeast of the site and to land commonly known as the Schneider lands west and south of the Property.
- Allow the use of existing surface waterways with overland flow for storm drainage along major surface waterways that exist within the Property or adjacent thereto. Owner will clear all obstructions within and above channels along the length of those major surface waterways.
- Allow the reduction of the center of street radius from 250 feet to such measurements set forth and shown on the Preliminary Plat.

PRELIMINARY PLAT: A preliminary plat that covers this area was approved February 2015. The approved amended annexation agreement refers to and is based on the 2015 approved preliminary plat. The owner requests consideration of the proposed amended preliminary plat which, if approved, would be referred to and used as a basis for amending the 2015 Annexation Agreement. The following subdivision ordinance waivers have been requested by the developer to support the proposed amended preliminary plat:

1. Rear yard overland flow from lots 615 to 709A exceeds the 600ft length permitted by the Village standards. Due to existing topography and tree cover that exists within the rear yards, we are requesting a waiver to this design requirement.
2. The cul-de-sac lengths for Briarwood Lane in Phase 1 exceeds 600'. A waiver is requested for the Phase 1 development.
3. The street access spacing to provide access to the parcel to the west of one quarter mile is exceeded. The access length provided is approximately 1,890 lineal feet (1, 329 lineal feet is required). A waiver is requested for this access location.
4. The Briarwood block length exceeds 1000 lineal feet.
5. The Willowbrook block length exceeds 1000 lineal feet.
6. The Ravenwood Drive centerline radius near lot 726 is 85'.
7. Briarwood Lane will not be constructed as shown on the Village of Mahomet Comprehensive Plan. The Briar Cliff subdivision residents requested that the road not connect to the Briar Cliff subdivision. A waiver is requested for this design.
8. SVPWD will provide sanitary sewer service for the project. The SVWPD sanitary sewer design standards shall be used for Thornewood 6th Addition.
9. SVPWD will provide water sewer service for the project. The SVWPD water main design standards shall be used for Thornewood 6th Addition.

If the LSRD designation with zoning variations, and the preliminary plat with waivers is approved, the next step will for staff to work with the developer on a new development agreement (annexation agreement amendment) between the developer and the Village and then approval of the construction plans and final plat(s) for the remaining undeveloped land in Thornewood Subdivision.

POLICE / FIRE PROTECTION: The Village Police Department currently provides police protection and is approximately 2.4 miles from the site. The property is within the Cornbelt Fire Protection District and is approximately 2.1 miles from the site. both the police station and the fire station.

PUBLIC WATER AND SANITARY SEWER FACILITIES: The site is in the Sangamon Valley Public Water District and public sanitary sewer and water services are available for expansion to this site.

AVAILABILITY OF PUBLIC UTILITIES: This site is in the general vicinity of standard public utilities. Extension of public utilities to serve the subdivision is feasible.

STORMWATER MANAGEMENT: Onsite stormwater management is planned for this development. Compliance with Village stormwater requirements will be required unless waived. Analysis done with the previously approved Preliminary Plat for this site indicates compliance with requirements is achievable with waivers as requested.

STREET ACCESS / SIDEWALKS: The site is currently accessible from three (3) stub streets platted as part of Thornewood Subdivision 5th Addition and Briar Cliff 2nd Subdivision. Willowgrove Lane and Briarwood Lane will provide vehicular access from the north. The unnamed stub street right-of-way that was platted with Briar Cliff 2nd Subdivision has been vacated with ownership of the land going to the Briar Cliff HOA. A public bikepath and emergency vehicle easement was retained and will allow a bikepath connection to Briarcliff Drive. The proposed roadway connections appear adequate for residential use of this site.

The developer is proposing five (5) common area lots as part of this LSRD. Four lots (lots 640, 641, 740, and 741) are provided for a mid-block sidewalk connection between Briarwood Lane and Willowgrove Lane. Lot 741 will contain the existing SVPWD sanitary sewer lift station and the existing bikepath and drive access to the lift station. One lot (lot 642) is provided for the bikepath connection to Briar Cliff Subdivision.

STAFF RECOMMENDATION: Staff recommends the Large-Scale Residential Development be forwarded to the BOT with a recommendation for approval subject to the amended preliminary plat dated December 1, 2020 and an amended annexation (development) agreement with the Village.

ATTACHMENTS

1. Aerial Location / Zoning Map
2. Amended Preliminary Plat - dated December 1, 2020
3. Draft Resolution – LSRD designation
4. Draft Resolution – Preliminary Plat
5. Applications (LSRD and Prelim Plat)

mi



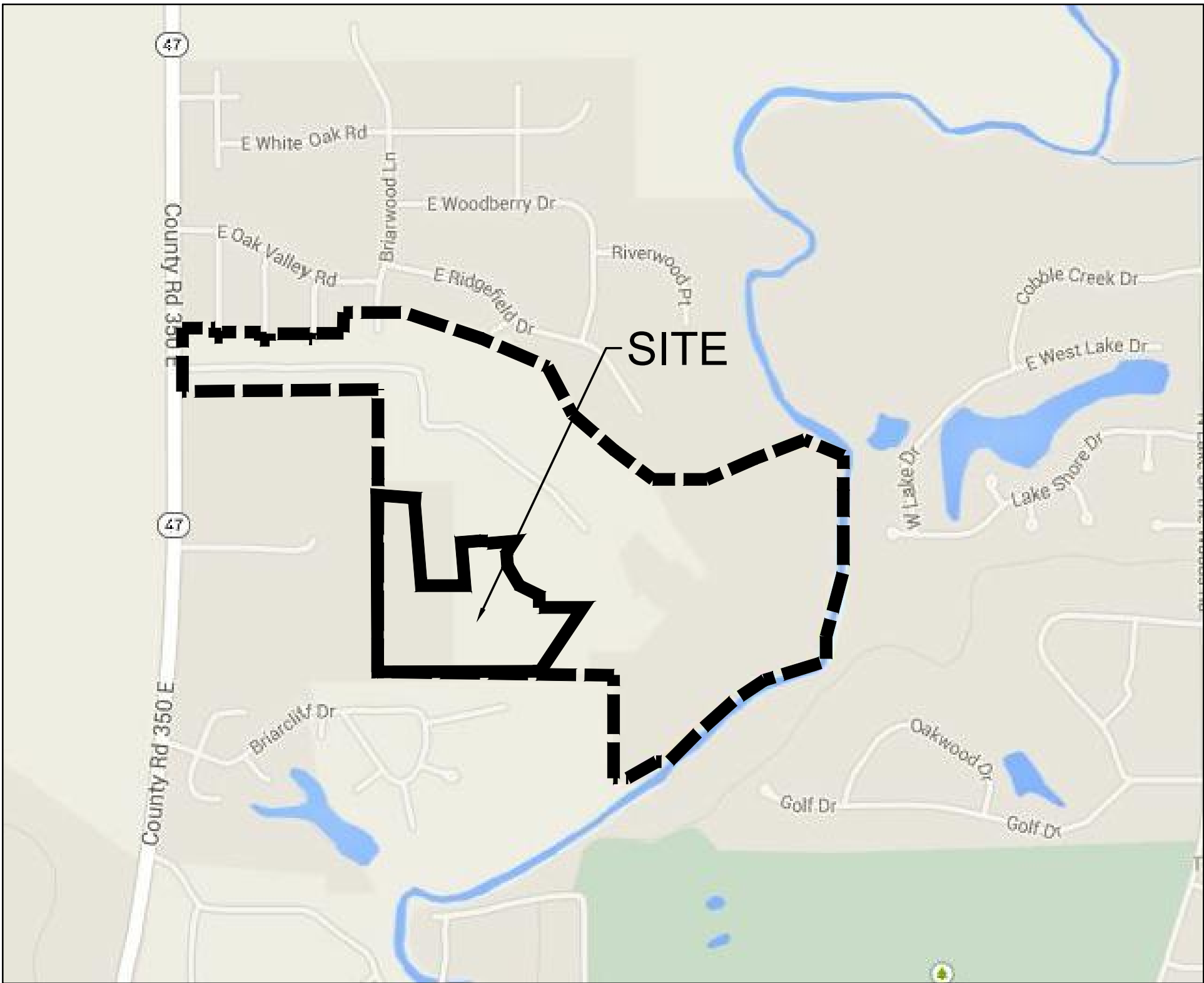
Date: Tuesday, December 29, 2020

MAHOMET LAND COMPANY

THORNEWOOD 6TH SUBDIVISION
AMENDED PRELIMINARY PLAT

MAHOMET ILLINOIS

Location Map



Index of Drawings

00	COVER SHEET
1	OVERALL PLAN
2-4	PRELIMINARY PLAT

Benchmarks

1. TOP OF OPERATING NUT OF FIRE HYDRANT @ THE SOUTH END OF GARWOOD IN PHASE I WEST SIDE GAREWOOD. U.S.G.S. ELEV =735.24 NAVD 1988
2. TOP OF OPERATING NUT OF FIRE HYDRANT @ THE SOUTH END OF BROOKHAVEN IN PHASE I WEST SIDE BROOKHAVEN. U.S.G.S. ELEV =735.58 NAVD 1988

Developer

MAHOMET LAND COMPANY
P.O. BOX 11
116 S. LOMBARD
MAHOMET, ILLINOIS 61953
1-217-586-4906

Engineer

PATRICK MOONE P.E.
2709 McGRAW DRIVE
BLOOMINGTON, ILLINOIS
309-663-8435

Attorney

JENNY H. PARK
MEYER CAPEL LAW OFFICES
306 W. CHURCH STREET
CHAMPAIGN, ILLINOIS
1-217-352-1800

Surveyor

CHAD WALLACE, P.S.
2709 McGRAW DRIVE
BLOOMINGTON, ILLINOIS
309-663-8435

PRELIMINARY PLAT ENTITLED THORNEWOOD SUBDIVISION AMENDED PRELIMINARY PLAN

HAS RECEIVED APPROVAL BY THE PLAN AND ZONING COMMISSION OF THE VILLAGE OF MAHOMET, ILLINOIS, THIS ____ DAY OF ____, 20__.

_____, CHAIRPERSON

PRELIMINARY PLAT APPROVAL FOR THORNEWOOD SUBDIVISION AMENDED PRELIMINARY PLAN

THE PRELIMINARY PLAT ENTITLED _____

HAS RECEIVED APPROVAL BY THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF MAHOMET, ILLINOIS, THIS ____ DAY OF ____, 20__.

PRESIDENT, VILLAGE BOARD OF TRUSTEES

PRELIMINARY PLAT APPROVAL

HAS RECEIVED APPROVAL BY THE BOARD OF TRUSTEE OF SANGAMON VALLEY WATER DISTRICT, ILLINOIS, THIS ____ DAY OF ____, 20__.

_____, CHAIRPERSON

NOTES:

1. The total area of ThorneWood Subdivision is 254.34 acres and will contain a total of 242 buildable residential lots. The area of ThorneWood Subdivision revised in this Amended Preliminary Plat is 33.48 acres and contains 70 buildable residential lots. Outlots 708 A - 712 A shall be sold with their corresponding lot. All of Outlots 640 - 642 & 740 & 741 shall be a drainage easement.
2. A portion of this property lies within the Special Flood Hazard area as shown on Flood Insurance Rate Map 17019C0259D, effective date October 2, 2013. No portion of any buildable residential lot lies within the Special Flood Hazard Zone. Lots to be filled where needed to provide a minimum building pad elevation of one foot above the base flood elevation. (Lots 708 THRU 712)
3. All water main and sanitary sewers are to be constructed in public right-of-way or easements and dedicated to Sangamon Valley Public Water District for ownership and maintenance. All storm sewers, streets and sidewalks shall be constructed in public right-of-way or easements and dedicated to the Village of Mahomet for ownership and maintenance.
4. A copy of this preliminary plat has been sent to affected agencies and affected quasi-public utility companies to solicit comments as required by code.
5. Dimensions of curved lines are chord distances.
6. Clustered mail boxes may be constructed on Outlots 641 & 740 if U.S. Postal Service requires. These outlots will be owned and maintained by the Homeowners Association.
7. Sidewalks to be 5' width. Where 8' wide pedestrian walks are requested by the Village, the Village shall reimburse the Developer for the additional width above 5'.
8. Overlot and rear yard swales will be located in drainage easements and convey excess water per Village Requirements.
9. All proposed lots are greater than 10,000sf in size.
10. Between phases 1 & 2, a turnaround will be constructed per Village Requirements.
11. Proposed lots that have a minimum width of greater than 80' shall have side yard setbacks of 10', those lots that have a width of less than 80' shall have side yard setbacks of 7'.
12. Sump Pump outlets per Village Standards will be provided for each proposed lot. Sump drain lines for lots 615-621 and 701-708 shall be located in the front of the lots.
13. Lot numbering subject to change

LEGAL DESCRIPTION
PART OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 20 NORTH RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, VILLAGE OF MAHOMET, CHAMPAIGN COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

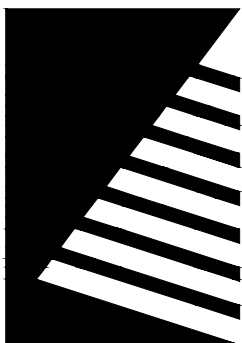
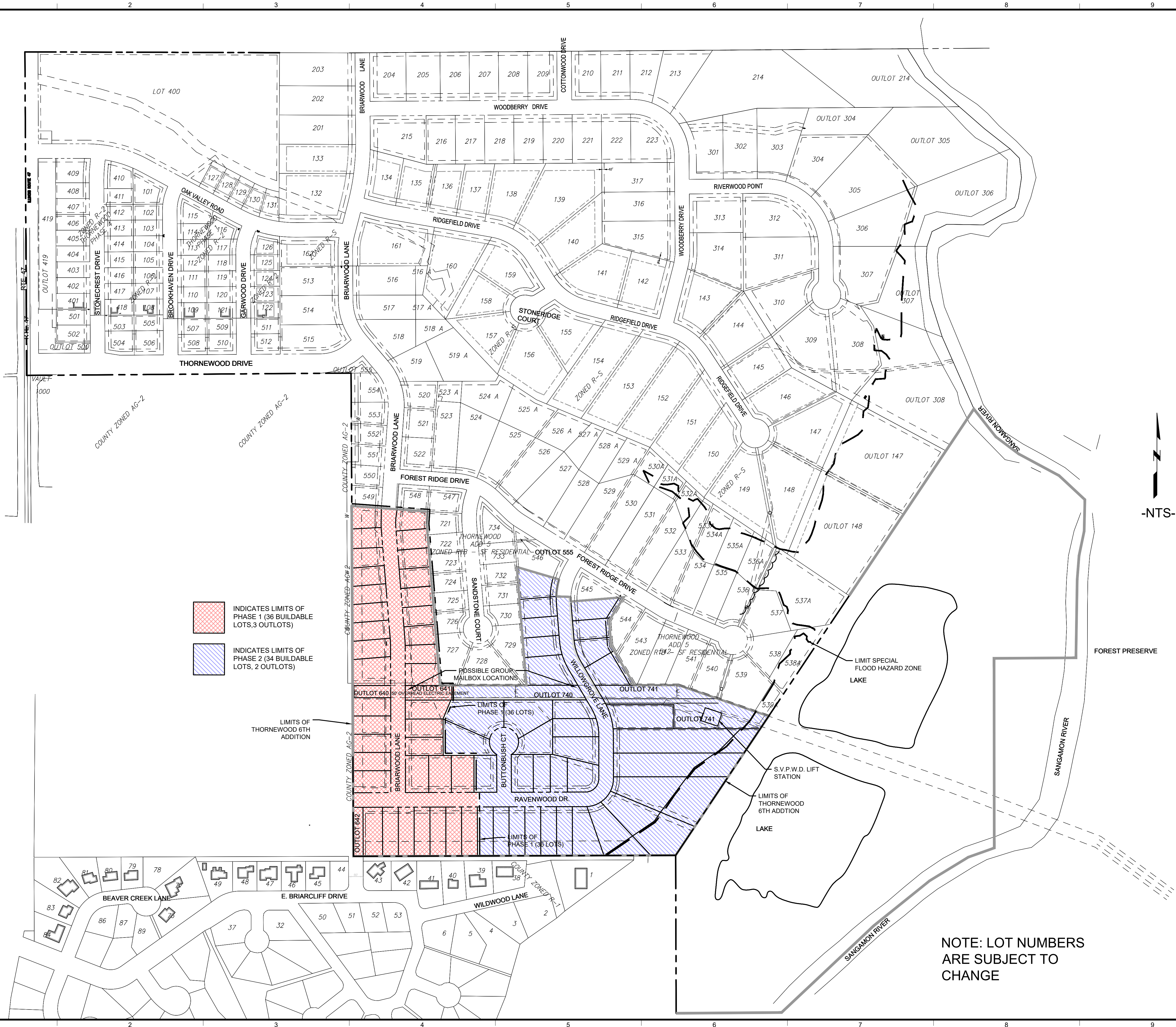
BEGINNING AT A POINT ON THE WEST LINE OF THE WEST LINE OF SAID NORTHWEST QUARTER, BEING THE SOUTHWEST CORNER OF LOT 548 IN THE FIFTH ADDITION TO THORNEWOOD SUBDIVISION, RECORDED IN DOCUMENT NO. 2016R11903, IN THE OFFICE OF THE RECORDER OF CHAMPAIGN COUNTY, ILLINOIS. FROM SAID POINT OF BEGINNING, THENCE SOUTH 85 DEGREES 58 MINUTES 28 SECONDS EAST 186.85 FEET ALONG THE SOUTH LINE OF SAID LOT 548 AND THE SOUTH LINE OF BRIARWOOD LANE IN SAID FIFTH ADDITION TO THORNEWOOD SUBDIVISION TO THE WEST LINE OF LOT 547 IN SAID FIFTH ADDITION TO THORNEWOOD SUBDIVISION; THENCE SOUTH 04 DEGREES 01 MINUTE 32 SECONDS WEST 1.09 FEET ALONG THE WEST LINE OF SAID LOT 547 TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 85 DEGREES 54 MINUTES 08 SECONDS EAST 125.50 FEET ALONG THE SOUTH LINE OF SAID LOT 547 TO THE SOUTHEAST CORNER THEREOF, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF THE FIFTH ADDITION TO THORNEWOOD SUBDIVISION - PHASE 2, RECORDED IN DOCUMENT NO. 2019R11770, IN THE OFFICE OF THE RECORDER OF CHAMPAIGN COUNTY, ILLINOIS; THENCE SOUTH 04 DEGREES 01 MINUTE 32 SECONDS WEST 49.70 FEET ALONG THE WEST LINE OF SAID FIFTH ADDITION TO THORNEWOOD SUBDIVISION - PHASE 2; THENCE SOUTH 04 DEGREES 40 MINUTES 16 SECONDS EAST 667.29 FEET ALONG THE WEST LINE OF SAID FIFTH ADDITION TO THORNEWOOD SUBDIVISION - PHASE 2 TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 89 DEGREES 53 MINUTES 32 SECONDS EAST 313.56 FEET ALONG THE SOUTH LINE OF SAID FIFTH ADDITION TO THORNEWOOD SUBDIVISION - PHASE 2; THENCE NORTH 89 DEGREES 56 MINUTES 45 SECONDS EAST 41.88 FEET ALONG THE SOUTH LINE OF SAID FIFTH ADDITION TO THORNEWOOD SUBDIVISION - PHASE 2 TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 04 DEGREES 40 MINUTES 16 SECONDS WEST 487.78 FEET ALONG THE EAST LINE OF SAID FIFTH ADDITION TO THORNEWOOD SUBDIVISION - PHASE 2 TO THE SOUTHWEST CORNER OF LOT 545 IN SAID FIFTH ADDITION TO THORNEWOOD SUBDIVISION; THENCE SOUTH 73 DEGREES 36 MINUTES 14 SECONDS EAST 180.80 FEET ALONG THE SOUTH LINE OF SAID LOT 545 TO THE SOUTHEAST CORNER THEREOF, SAID CORNER BEING ON THE WEST RIGHT-OF-WAY LINE OF WILLOWGROVE LANE IN SAID FIFTH ADDITION TO THORNEWOOD SUBDIVISION; THENCE SOUTHWESTERLY 96.82 FEET ALONG THE ARC OF A NON-TANGENT CURVE, CONCAVE TO THE EAST, WITH A RADIUS OF 280.00 FEET AND THE 96.34 FOOT CHORD OF SAID ARC BEARS SOUTH 06 DEGREES 29 MINUTES 25 SECONDS WEST TO A POINT OF NON-TANGENCY; THENCE NORTH 85 DEGREES 19 MINUTES 44 SECONDS EAST 277.91 FEET; THENCE SOUTH 31 DEGREES 57 MINUTES 10 SECONDS WEST 113.95 FEET; THENCE SOUTH 04 DEGREES 40 MINUTES 16 SECONDS EAST 103.48 FEET; THENCE SOUTH 30 DEGREES 27 MINUTES 41 SECONDS EAST 187.70 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 45 SECONDS EAST 181.63 FEET; THENCE SOUTH 70 DEGREES 59 MINUTES 103 SECONDS EAST 168.68 FEET; THENCE SOUTH 16 DEGREES 44 MINUTES 11 SECONDS WEST 50.04 FEET; THENCE SOUTH 70 DEGREES 59 MINUTES 03 SECONDS EAST 207.73 FEET; THENCE SOUTH 33 DEGREES 44 MINUTES 22 SECONDS WEST 635.95 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER; THENCE SOUTH 89 DEGREES 49 MINUTES 25 SECONDS WEST 1,323.78 FEET ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00 DEGREES 16 MINUTES 38 SECONDS WEST 1,440.09 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER TO THE POINT OF BEGINNING, CONTAINING 33.20 ACRES, MORE OR LESS.

Project No: 0020782.01

Design Firm Registration #184001856

Date: 12/1/2020

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info@f-w.com

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

ISSUE:		
#	DATE:	DESCRIPTION:
1		
2		

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT:

**Sixth Addition to
Thornewood
Subdivision**

Mahonmet, IL

DATE: 11/23/2020

DESIGNED:

DRAWN:

REVIEWED:

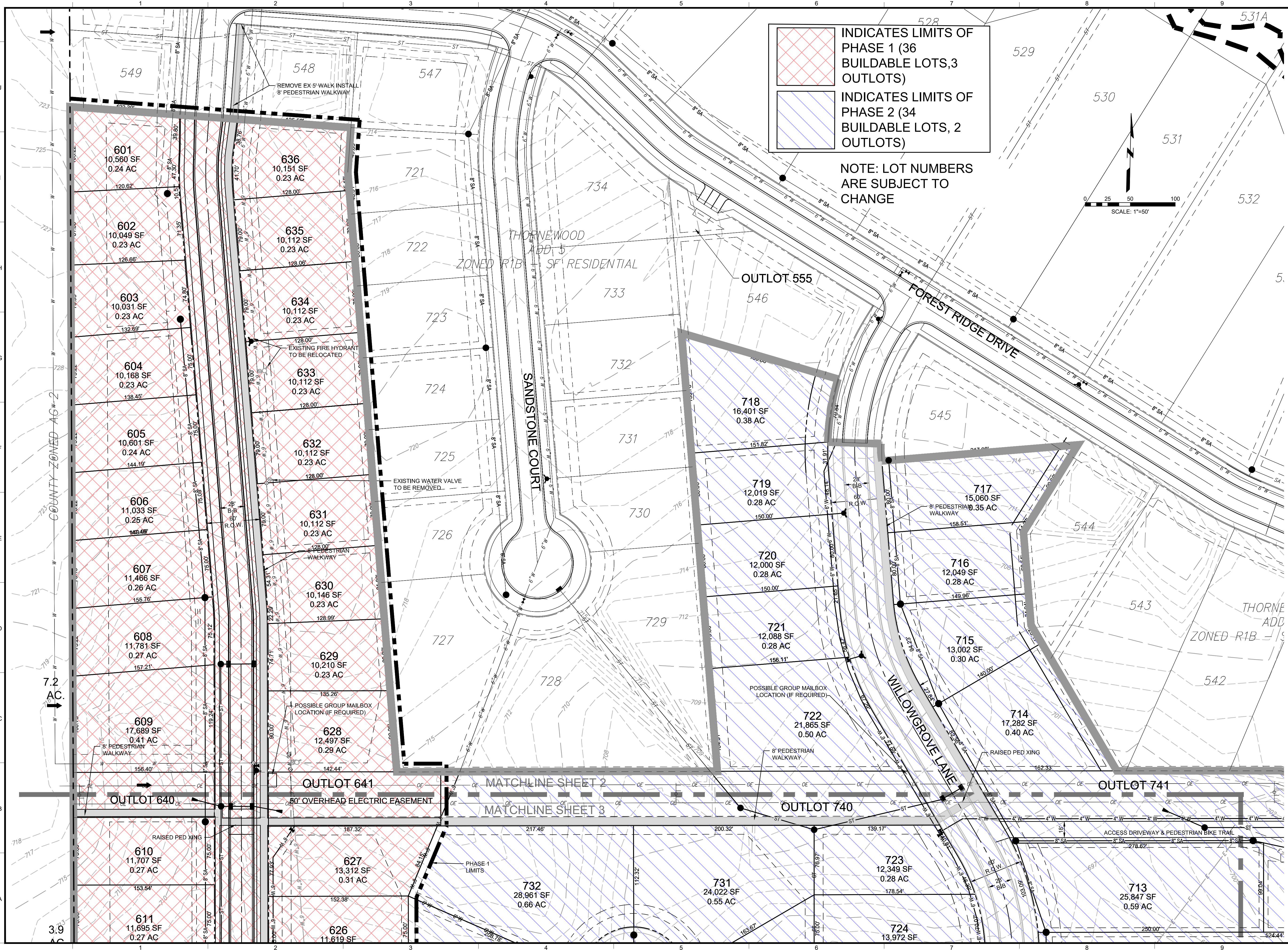
SHEET TITLE:

**Admended
Preliminary Plat**

SHEET NUMBER:

1

PROJECT NO.: 0200782.01



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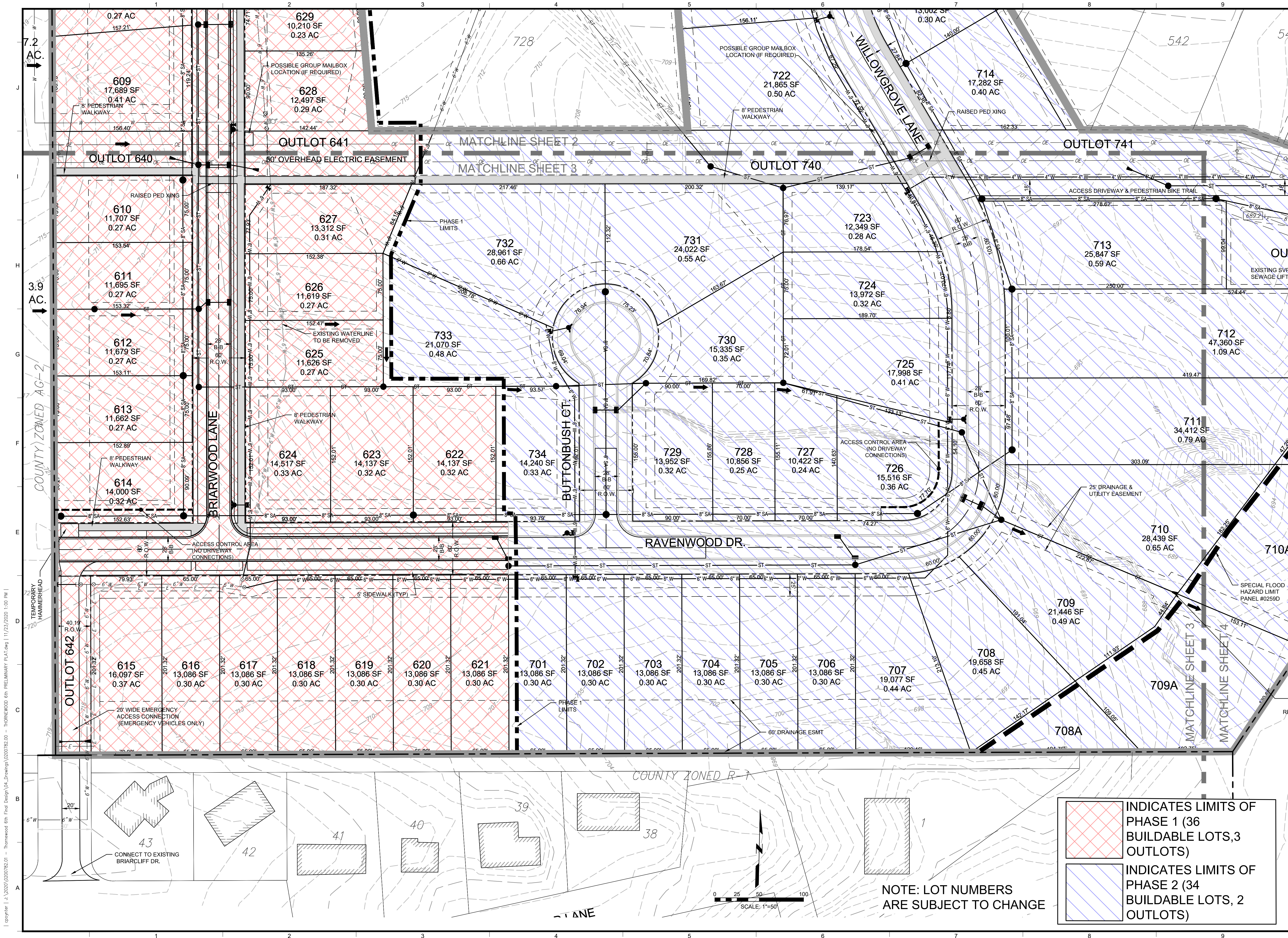
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2
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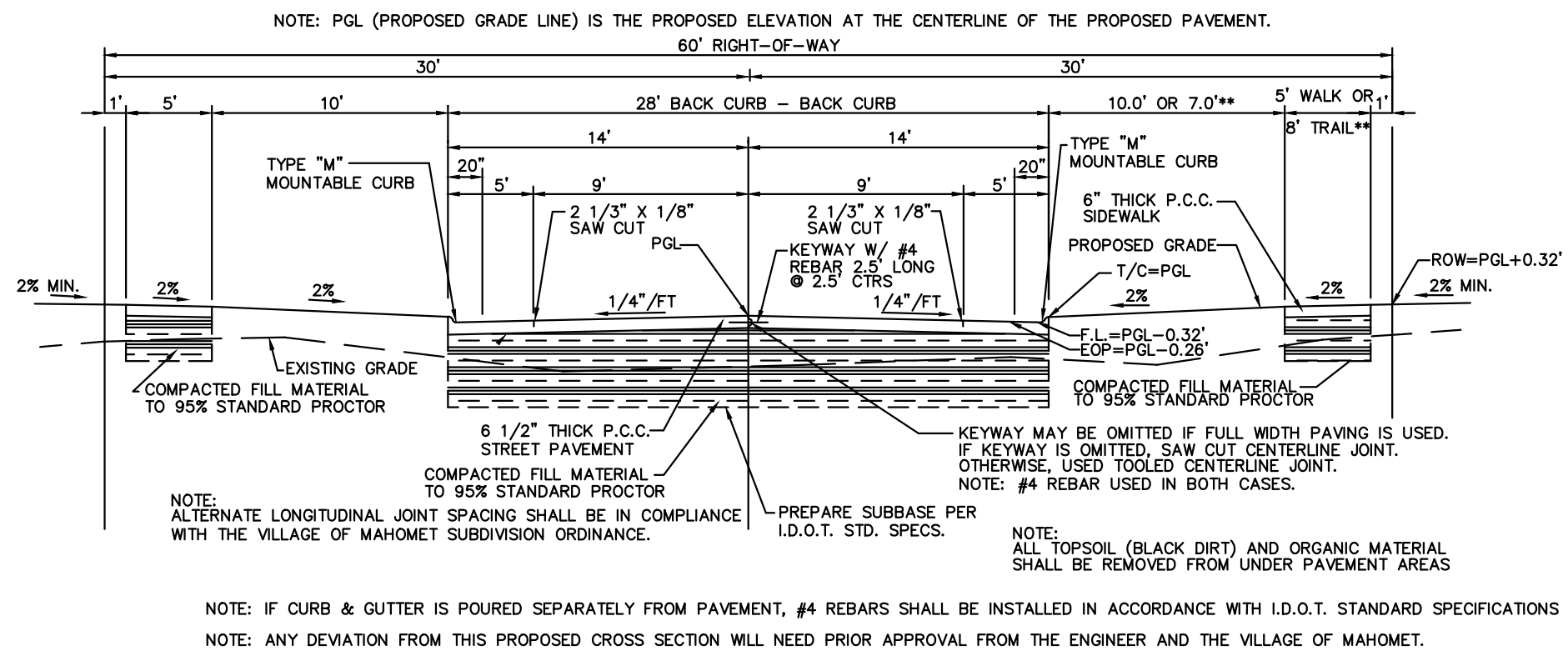
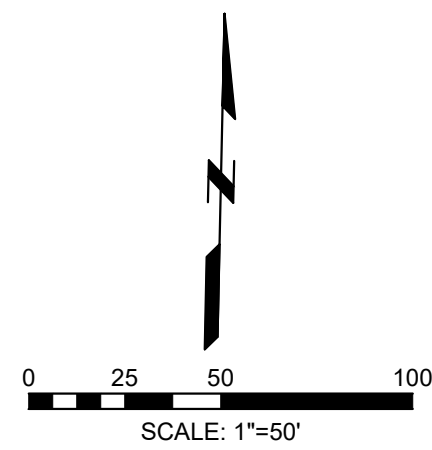
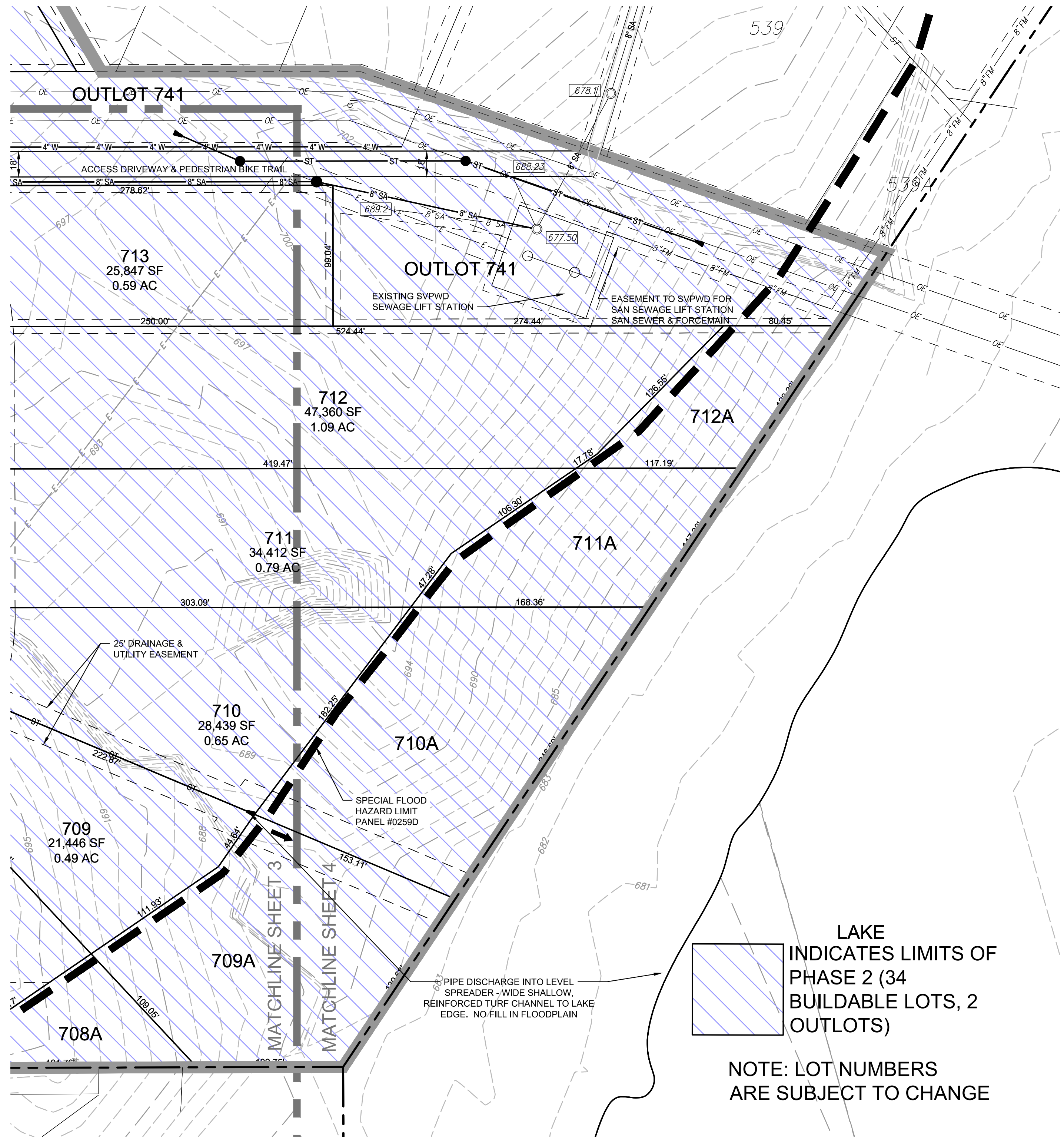
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Preliminary Plat**

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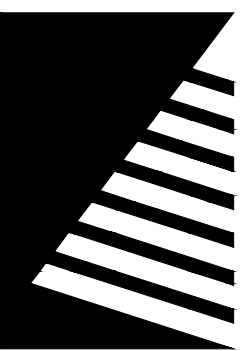
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STANDARD TYPICAL CROSS SECTION

RAVENWOOD DRIVE
WILLOWGROVE LANE
BUTTONBUSH COURT
**REFER TO PLAN



**Farnsworth
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Mahonmet, IL

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DESIGNED:

DRAWN:

REVIEWED:

SHEET TITLE:

**Admended
Preliminary Plat**

SHEET NUMBER:

4

PROJECT NO.: 0200782.01

**RESOLUTION FOR PLAN AND ZONING COMMISSION -
A RESOLUTION CONCERNING A DEVELOPMENT PLAN FOR A LARGE SCALE RESIDENTIAL DEVELOPMENT
THORNEWOOD LSRD**

WHEREAS, the Board of Trustees of the Village of Mahomet, pursuant to the authority conferred by the Statutes of the State of Illinois, has established certain standards and procedures for review and approval of Large Scale Residential Developments within the Corporate Limits of the Village of Mahomet, Illinois; and,

WHEREAS, Mahomet Land Company as property owner and developer of land described herein has requested that approval be granted under the terms of the Village of Mahomet Zoning Ordinance to allow the establishment of **Thornewood LSRD**; a Large Scale Residential Development on land located south of Forest Ridge Drive at Briarwood Lane and Willowgrove Lane and north of Briar Cliff Subdivision; and,

WHEREAS, the property is described legally as follows:

PART OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 20 NORTH RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, VILLAGE OF MAHOMET, CHAMPAIGN COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF THE WEST LINE OF SAID NORTHWEST QUARTER, BEING THE SOUTHWEST CORNER OF LOT 548 IN THE FIFTH ADDITION TO THORNEWOOD SUBDIVISION, RECORDED IN DOCUMENT NO. 2016R11903, IN THE OFFICE OF THE RECORDER OF CHAMPAIGN COUNTY, ILLINOIS. FROM SAID POINT OF BEGINNING, THENCE SOUTH 85 DEGREES 58 MINUTES 28 SECONDS EAST 186.85 FEET ALONG THE SOUTH LINE OF SAID LOT 548 AND THE SOUTH LINE OF BRIARWOOD LANE IN SAID FIFTH ADDITION TO THORNEWOOD SUBDIVISION TO THE WEST LINE OF LOT 547 IN SAID FIFTH ADDITION TO THORNEWOOD SUBDIVISION; THENCE SOUTH 04 DEGREES 01 MINUTE 32 SECONDS WEST 1.09 FEET ALONG THE WEST LINE OF SAID LOT 547 TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 85 DEGREES 54 MINUTES 08 SECONDS EAST 125.50 FEET ALONG THE SOUTH LINE OF SAID LOT 547 TO THE SOUTHEAST CORNER THEREOF, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF THE FIFTH ADDITION TO THORNEWOOD SUBDIVISION – PHASE 2, RECORDED IN DOCUMENT NO. 2019R11770, IN THE OFFICE OF THE RECORDER OF CHAMPAIGN COUNTY, ILLINOIS; THENCE SOUTH 04 DEGREES 01 MINUTE 32 SECONDS WEST 49.70 FEET ALONG THE WEST LINE OF SAID FIFTH ADDITION TO THORNEWOOD SUBDIVISION – PHASE 2; THENCE SOUTH 04 DEGREES 40 MINUTES 16 SECONDS EAST 667.29 FEET ALONG THE WEST LINE OF SAID FIFTH ADDITION TO THORNEWOOD SUBDIVISION – PHASE 2 TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 89 DEGREES 53 MINUTES 32 SECONDS EAST 313.56 FEET ALONG THE SOUTH LINE OF SAID FIFTH ADDITION TO THORNEWOOD SUBDIVISION – PHASE 2; THENCE NORTH 89 DEGREES 56 MINUTES 45 SECONDS EAST 41.88 FEET ALONG THE SOUTH LINE OF SAID FIFTH ADDITION TO THORNEWOOD SUBDIVISION – PHASE 2 TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 04 DEGREES 40 MINUTES 16 SECONDS WEST 487.78 FEET ALONG THE EAST LINE OF SAID FIFTH ADDITION TO THORNEWOOD SUBDIVISION – PHASE 2 TO THE SOUTHWEST CORNER OF LOT 545 IN SAID FIFTH ADDITION TO THORNEWOOD SUBDIVISION; THENCE SOUTH 73 DEGREES 36 MINUTES 14 SECONDS EAST 180.80 FEET ALONG THE SOUTH LINE OF SAID LOT 545 TO THE SOUTHEAST CORNER THEREOF, SAID CORNER BEING ON THE WEST RIGHT-OF-WAY LINE OF WILLOWGROVE LANE IN SAID FIFTH ADDITION TO THORNEWOOD SUBDIVISION; THENCE SOUTHWESTERLY 96.82 FEET ALONG THE ARC OF A NON-TANGENT CURVE, CONCAVE TO THE EAST, WITH A RADIUS OF 280.00 FEET AND THE 96.34 FOOT CHORD OF SAID ARC BEARS SOUTH 06 DEGREES 29 MINUTES 25 SECONDS WEST TO A POINT OF NON-TANGENCY; THENCE NORTH 85 DEGREES 19 MINUTES 44 SECONDS EAST 277.91 FEET; THENCE SOUTH

31 DEGREES 57 MINUTES 10 SECONDS WEST 113.95 FEET; THENCE SOUTH 04 DEGREES 40 MINUTES 16 SECONDS EAST 103.48 FEET; THENCE SOUTH 30 DEGREES 27 MINUTES 41 SECONDS EAST 187.70 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 45 SECONDS EAST 181.63 FEET; THENCE SOUTH 70 DEGREES 59 MINUTES 03 SECONDS EAST 168.68 FEET; THENCE SOUTH 16 DEGREES 44 MINUTES 11 SECONDS WEST 50.04 FEET; THENCE SOUTH 70 DEGREES 59 MINUTES 03 SECONDS EAST 207.73 FEET; THENCE SOUTH 33 DEGREES 44 MINUTES 22 SECONDS WEST 635.95 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER; THENCE SOUTH 89 DEGREES 49 MINUTES 25 SECONDS WEST 1,323.78 FEET ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00 DEGREES 16 MINUTES 38 SECONDS WEST 1,440.09 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER TO THE POINT OF BEGINNING, CONTAINING 33.20 ACRES, MORE OR LESS.

WHEREAS, an annexation agreement, recorded as 2015R11440, was approved May 2015 by the Village of Mahomet; and,

WHEREAS, a preliminary plat for the subject property was approved February 2015 by the Village of Mahomet; and,

WHEREAS, the developer of the proposed **Thornewood LSRD**, a Large Scale Residential Development has submitted certain documents, including a Development Plan (Thornewood 6th Subdivision Amended Preliminary Plat - 5 pages dated December 1, 2020), for review and approval by the Village of Mahomet; and,

WHEREAS, the Village Engineer and Village Planner reviewed the various documents submitted and made recommendations concerning approval of said Development Plan subject to certain conditions; and,

WHEREAS, a Public Hearing concerning the requested Large Scale Residential Development was held on January 5, 2021, and comment from the public was solicited; and,

WHEREAS, the Plan and Zoning Commission has met and reviewed the Development Plan and has found that it is, with minor modifications, generally satisfactory and in the prescribed form.

BE IT THEREFORE RESOLVED this 5th day of January, 2021, by the Plan and Zoning Commission of the Village of Mahomet, that:

- A. The Plan and Zoning Commission does hereby recommend that the Village of Mahomet Board of Trustees **APPROVE / NOT APPROVE** the establishment of a Large Scale Residential Development to be known as **Thornewood LSRD**.
- B. The Plan and Zoning Commission does hereby recommend that the Village of Mahomet Board of Trustees **APPROVE / NOT APPROVE** the Development Plan (Thornewood 6th Subdivision Amended Preliminary Plat - 5 pages dated December 1, 2020) for the **Thornewood LSRD** upon completion of minor modifications identified by the Village staff and does hereby authorize the Chairman to sign the Certificate of Approval of said Plan upon completion of said minor modifications.

- C. The Plan and Zoning Commission does hereby recommend the following to the Village of Mahomet Board of Trustees related to requested zoning requirement variations for the **Hunters Ridge LSRD**:
1. **APPROVE / NOT APPROVE** Allow a lot width minimum of 65 feet instead of 80 feet as required in R-1B zoning.
 2. **APPROVE / NOT APPROVE** Allow a minimum side yard setback, for lots that are 65 feet to 79 feet wide, of 7 feet, except as required along the perimeter boundaries of the LSRD development.
- D. The Plan and Zoning Commission does further recommend the following actions concerning the **Thornewood LSRD**:
1. The LSRD Development Plan (Thornewood 6th Subdivision Amended Preliminary Plat - 5 pages dated December 1, 2020) is fulfilled by the submitted amended preliminary plat.
 2. A Final Plat(s) covering the site shall be prepared, reviewed, approved, and recorded, consistent with the standards and procedures of the Subdivision Ordinance.
 3. Submission of all supporting documentation in proper form.
 4. All site development shall be in compliance with the approved Development Plan.
 5. Revision of the Development Plan to incorporate any staff technical review comments.
 6. Compliance with the Building Permit requirements of the Village.
 7. An executed development agreement (or annexation agreement) between the Village of Mahomet and the developer which reflects the development plan and commitments presented to the PZC at the January 5, 2021 meeting and other requirements of the Village as approved by the Board of Trustees.
 8. _____

- E. Approval of the Development Plan shall be further granted with the understanding that future minor modifications to the Development Plan shall be allowable, so long as those changes comply with applicable Village Ordinance requirements, do not change the use and character of the site, do not change the intent of the Development Plan, and are reviewed and approved by Village Staff.
- F. In the event that the minor modifications to the Development Plan is not completed and all supporting documents are not submitted in final form within 60 days from the date of approval by the Board of Trustees, the approvals recommended herein shall be null and void.
- G. The approval recommended above shall be subject to the fulfillment of the conditions set forth in Item D above. In the event that these conditions are not fulfilled, the Development Plan may become void.

Chair, Plan and Zoning Commission
Village of Mahomet

**A Resolution Concerning the Preliminary Plat
For Thornewood LSRD Subdivision**

WHEREAS, the Board of Trustees of the Village of Mahomet, pursuant to the authority conferred by the Statutes of the State of Illinois, established certain standards and procedures for review and approval of subdivisions within the Corporate Limits of the Village of Mahomet, Illinois and within one and one-half miles thereof; and

WHEREAS, the Developer of the proposed **Thornewood LSRD Subdivision** submitted certain documents, including an Amended Preliminary Plat, for review and approval by the Village of Mahomet; and

WHEREAS, the following waivers from the standards and procedures set forth in the Subdivision Ordinance have been requested by the Developer:

1. Waiver of standard to allow rear yard overland flow from lots 615 to 709A to exceed the 600 feet length permitted by the Village standards.
2. Waiver of standard to allow a cul-de-sac length for Briarwood Lane that exceeds 600 feet.
3. Waiver of the standard to allow street access spacing to the parcel to the west to exceed one quarter mile, approximately 1,890 lineal feet.
4. Waiver of the standard to allow the Briarwood Lane block length to exceed 1000 lineal feet.
5. Waiver of the standard to allow the Willowbrook Lane block length to exceed 1000 lineal feet.
6. Waiver of the standard to allow a Ravenwood Drive centerline radius near lot 726 of 85 feet.
7. Waiver of the standard to allow a bikepath and emergency vehicle only access connection from Briarwood Lane to right-of-way in Briar Cliff Subdivision.
8. Waiver of the standard to allow construction to the SVWPD sanitary sewer design standards.
9. Waiver of the standard to allow construction to the SVWPD water main design standards.

WHEREAS, the Village Planner, Village Engineer, Village Consulting Engineer and the Village Administrator reviewed the various documents submitted and made recommendations concerning approval of said Preliminary Plat subject to certain conditions; and,

WHEREAS, the Village Planner and Staff reviewed the requested waivers and made recommendations concerning the approval of said waivers subject to certain conditions; and,

WHEREAS, the Plan and Zoning Commission met and reviewed the Preliminary Plat and has found that it is, with minor modifications, generally satisfactory and in the prescribed form.

BE IT THEREFORE RESOLVED this 5th day of January, 2021 by the Plan and Zoning Commission of the Village of Mahomet, Illinois, that:

- A. The Plan and Zoning Commission does hereby recommend **APPROVAL/ DENIAL** of the amended Preliminary Plat of **Thornewood LSRD Subdivision (Thornewood 6th Subdivision Amended Preliminary Plat – dated December 1, 2020)**, by the Board of Trustees and hereby authorizes the

Chairman to sign the Certificate of said Plat indicating said action upon completion of modifications identified by Village staff.

- B. The Plan and Zoning Commission does hereby further recommend the following actions concerning the waivers from the standards and procedures of the Subdivision Ordinance requested for the Amended Preliminary Plat of **Thornewood LSRD Subdivision**:

1. **GRANT / DENY** a waiver of standard to allow rear yard overland flow from lots 615 to 709A to exceed the 600 feet length permitted by the Village standards.
2. **GRANT / DENY** a waiver of standard to allow a cul-de-sac length for Briarwood Lane that exceeds 600 feet.
3. **GRANT / DENY** a waiver of the standard to allow street access spacing to the parcel to the west to exceed one quarter mile, approximately 1,890 lineal feet.
4. **GRANT / DENY** a waiver of the standard to allow the Briarwood Lane block length to exceed 1000 lineal feet.
5. **GRANT / DENY** a waiver of the standard to allow the Willowbrook Lane block length to exceed 1000 lineal feet.
6. **GRANT / DENY** a waiver of the standard to allow a Ravenwood Drive centerline radius near lot 726 of 85 feet.
7. **GRANT / DENY** a waiver of the standard to allow a bikepath and emergency vehicle only access connection from Briarwood Lane to right-of-way in Briar Cliff Subdivision.
8. **GRANT / DENY** a waiver of the standard to allow construction to the SVWPD sanitary sewer design standards.
9. **GRANT / DENY** a waiver of the standard to allow construction to the SVWPD water main design standards.

- C. The approval of the Amended Preliminary Plat recommended above is further subject to the following conditions:

1. Submission of all supporting documentation in proper form.
2. Revision of the Amended Preliminary Plat to incorporate the Village staff technical review comments.

- D. In the event that the modifications to the Amended Preliminary Plat are not completed, the outside agency review is not completed, all required supporting documents are not submitted in final form, or the conditions set forth above are not met within 60 days from the date of approval by the Village Board of Trustees, the approvals recommended herein shall be null and void.

E. _____

Chair, Plan and Zoning Commission
Village of Mahomet

Case Name: _____

VILLAGE OF MAHOMET

**APPLICATION FOR: PLANNED UNIT DEVELOPMENT /
LARGE SCALE RESIDENTIAL DEVELOPMENT**

DO NOT WRITE IN THIS SPACE – FOR OFFICE USE ONLY

Date Filed: _____

Fee Paid: - Receipt No.: _____ Amount: _____ Date: _____

Comments: _____

Action by Plan and Zoning Commission: _____

Action by Board of Trustees: _____

NOTICE TO APPLICANTS:

1. There will be no refund of any application fee for approvals not granted or withdrawn.
2. No incomplete applications will be acted upon.
3. Complete applications must be received no less than 14 days prior to the next regular meeting of the Plan and Zoning Commission to be placed on the agenda for the meeting. Late submittals will not be acted upon without prior approval by the Village.
4. The applicant is advised to include all attachments required as part of the application, including all approvals by outside agencies.
5. Approval of the Planned Unit Development by the Village shall be in effect for a period of two years, and thereafter shall be void.
6. Applicants are urged to coordinate their activities with Village Staff in advance of application deadlines.
7. The Village may grant approval of the Planned Unit Development subject to completion of minor modifications to the Plan or documents. In that case, the applicant shall have 45 days to complete the required modifications; otherwise the approval granted shall be null and void. The Village President and Village Clerk will not sign the Certificate of Approval until all required modifications are completed.
8. Submission of incomplete, altered documents on more than 2 separate occasions will result in payment of an additional review fee, as determined by the Plan and Zoning Commission.
9. Applicants must also complete a Final Plat of Subdivision as a part of the development process. See the separate application.

1. Name of Development: Thornewood 6th Addition

2. Name of Developer: Mahomet Land Company Phone: _____
Address: PO Box 11, 116 South Lombard St. Fax: _____
Mahomet, IL 61853

3. Property Interest of Applicant: Owner
(Owner, Contract Purchaser, etc.)

4. Name of Local Agent: Bill Pfeifer Phone: _____
Address: PO Box 11, 116 South Lombard St Fax: _____
Mahomet, IL 61853

5. Owner of Record: Mahomet Land Company Phone: _____
Address: Same as above Fax: _____

6. Engineer: Farnsworth Group, Inc. Phone: 217.352.7408
Address: 2211 W Bradley Ave. Fax: _____
Champaign, IL 61821

7. Land Surveyor: Farnsworth Group, Inc. Phone: 217.352.7408
Address: 2211 W Bradley Ave. Fax: _____
Champaign, IL 61821

8. Attorney: Meyer Capel Phone: 217.352.1800
Address: 306 West Church Street Fax: _____
Champaign, IL 61820

9. Development Location: East of SR 47 and Thornewood Drive

10. Tax Parcel Number: 15-13-11-102-017

11. Legal Description (attach legal description if needed). _____
See Attached

12. Property Address: _____

**APPLICATION FOR PLANNED UNIT DEVELOPMENT
(LARGE SCALE RESIDENTIAL DEVELOPMENT**

13. Present Land Use: Vacant

Proposed Land Use: Single Family Residential

14. Present Zoning: R1B

15. Proposed Zoning: LSRD

16. Is this development located within the Village Corporate Limits? Yes

17. Does the development involve an annexation to the Village? No

18. Is any open space being offered as part of this development application? Yes

If so, what amount? _____

19. Has the Zoning Board of Appeals granted any variance, exception, or special permit concerning this property? No

20. Are any waivers from the Subdivision Regulations requested? Yes

If so, attach list of waivers requested and your justification for each. (Be sure your list of waivers requested is complete. The Village will make only a minimal effort to identify any waivers needed beyond those requested. Only a waiver requested can be granted.)

21. Attach five (5) full size and one (1) half size copies of the Site Plan.

22. Attach a listing and legal description of all contiguous holdings in the same ownership, if any. See Attached

23. Provide the following qualitative information:

Total number of dwelling units	<u>70</u>
Proposed Lot Coverage (Percentage)	<u>30%</u>
Net Residential Density	<u>2.17 DU/Ac</u>
Proposed Traffic Projections	<u>660</u>
Proposed Development Schedule	<u>See Attached</u>
Area of Common / Open Space	<u>2.96 acres</u>

24. Surrounding Land Use and Zoning

	<u>Surrounding Zoning</u>	<u>Surrounding Land Use</u>
North	<u>R1B</u>	<u>Single Family Residential</u>
South	<u>R1B</u>	<u>Single Family Residential</u>
East	<u>AC</u>	<u>Floodplain - undeveloped</u>
West	<u>AG</u>	<u>Farm Land</u>

**APPLICATION FOR PLANNED UNIT DEVELOPMENT
(LARGE SCALE RESIDENTIAL DEVELOPMENT**

25. Does Site Plan show all of the following?

Owners Name / Address	<u>X</u>	Location of Quarter Corners	<u>X</u>
Engineers Name / Address	<u>X</u>	Date of Preparation	<u>X</u>
Location by Twp. & Range	<u>X</u>	Existing Easements	<u>X</u>
Scale & North Arrow	<u>X</u>	Existing Storm Drainage	<u>X</u>
Existing Streets	<u>X</u>	Existing Land Characteristics	<u>X</u>
Existing Utilities	<u>X</u>	Upstream Drainage Area	<u>X</u>
Existing Topography (within 200 ft)	<u>X</u>	Flood Prone Areas	<u>X</u>
Boundary of Development	<u>X</u>	Existing man made features	<u>X</u>
Existing Topographic Features	<u>X</u>	Location of Proposed Streets	<u>X</u>
General Dimensions	<u>X</u>	Location of Proposed Storm Drainage	<u>X</u>
Adjacent Land Use / Zoning	<u>X</u>	Proposed Lots	<u>X</u>
Location of Proposed Water Mains	<u>X</u>	Percolation Test Data	<u>N/A</u>
Proposed Erosion Control	<u>N/A</u>	Location of Proposed Sanitary Sewers	<u>X</u>
Proposed Phases	<u>X</u>	Proposed Buildings	<u>N/A</u>
Proposed Parking Areas	<u>N/A</u>	Proposed Dimensions	<u>X</u>
Proposed Buffers	<u>N/A</u>	Proposed Sidewalks	<u>X</u>
Development Name	<u>X</u>	Proposed site illumination	<u>N/A</u>
Surveyors Name / Address	<u>X</u>	Proposed Driveways	<u>N/A</u>

26. Describe in detail the proposed Planned Unit Development being requested.

A residential development of 70 proposed lots is proposed. The minimum lot size shall be
10,000 SFT. The proposed density is approximately 2.17 DU/Ac.
The proposed project will endeavor to preserve the existing tree line along the south property line
with Briar Cliff Subdivision.

27. What circumstances justify the need for the proposed use at this location?

Elaborate: The development area was previously rezoned to R1B - Single Family Residential. In order to
preserve much of the existing wooded areas and site features the flexibility of the LSRD classification is
requested. A variety of lot widths and depths will be used to preserve the site features - the minimum
lot width proposed is 65' and the minimum lot size is 10,000 sft.

**APPLICATION FOR PLANNED UNIT DEVELOPMENT
(LARGE SCALE RESIDENTIAL DEVELOPMENT**

28. Does any violation of the Village of Mahomet Zoning Ordinance exist on the property at the present time? Yes _____ No X If yes, how? _____

29. SITE PLAN

Is a scaled site plan indicating the location of the premises and the nature of the site development attached. Yes _____ No X (Application will not be processed without the required drawings.)

30. Have prints been sent to utility companies and Mahomet Post Office? _____

Attach utility company comments.

31. Attach Soil and Water Conservation District Review.

32. If development is located outside of Village, attach approvals by (as needed) Not Applicable - development within Village Corporate Limits

Township Road District Commissioner: _____

County Engineer: _____

County Zoning Administrator: _____

Corn Belt Fire Protection District: _____

Sangamon Valley Public Water District: _____

Other (Identify): _____

33. Applicants Comments (if any): None at this time

34. Additional exhibits submitted by Applicant: Not Applicable

I (we) certify that all of the above statements and the statements contained in any paper or plan submitted herewith are true to the best of my (our) knowledge and belief.

(Signature) Applicant

Date

(Signature) Owner

Date

VILLAGE OF MAHOMET

APPLICATION FOR PRELIMINARY PLAT APPROVAL

DO NOT WRITE IN THIS SPACE – FOR OFFICE USE ONLY

Date Filed : _____ Date Submitted to BCA: _____
Fee Paid – Receipt No. _____ Amount: _____ Date: _____
Action by Plan and Zoning Commission : _____ Date: _____
Action by Board of Trustees : _____ Date: _____

NOTICE TO APPLICANTS

1. Applicants are encouraged to coordinate their activities with Village staff in advance of application deadlines.
2. Please contact the Village office for application deadlines.
3. The applicant must include all attachments required as part of this application before the application will be accepted as “complete”.
4. No incomplete applications will be placed on an agenda.
5. There will be no refund of any application fee for approvals not granted or withdrawn.
6. Approval of the Preliminary Plat by the Village shall be in effect for one (1) year, and thereafter is null and void if the plat is not recorded.
7. The Village may grant approval of the Preliminary Plat subject to completion of minor modifications to the Plat or documents. In that case, the applicant shall have 45 days to complete the required modifications, otherwise that approval granted shall be null and void. The Village President and Village Clerk will not sign the Certificate of Approval on the Preliminary Plat until all required modifications are completed.
8. Submission of incomplete, altered documents on more than two (2) separate occasions will result in payment of an additional Plan Review Fee, as determined by the Plan and Zoning Commission.

1. **Name of Subdivision:** Thornewood 6th Addition
2. **Name of Subdivider:** Mahomet Land Company
Address: PO Box 11, 116 South Lombard St., Mahomet, IL 61853
3. **Name of Local Agent:** (if applicable) Bill Pfeifer
Address: Same as Subdivider
4. **Owner of Record:** Mahomet Land Company
Address: Same as above
5. **Engineer:** Farnsworth Group, Inc. - Patrick Moone, PE
Address: 2211 W Bradley Ave. Champaign, IL 61821
6. **Land Surveyor:** Farnsworth Group, Inc - Chad Wallace, PLS
Address: 2211 W Bradley Ave, Champaign IL 61821
7. **Attorney:** Meyer Capel - Jenny Park
Address: 306 W Church Street, Champaign, IL 61820
8. **Subdivision Location:** East side of SR 47 at Thornewood Drive
9. **Tax Parcel Number:** 15-13-11-102-017
10. **Present Land Use:** Vacant **Proposed Land Use:** Residential - single family
11. **Present Zoning:** R1B **Proposed Zoning:** LSRD
12. **Total Area (Acres):** 32.14 **Total Number of Lots:** 70
13. **Is this subdivision located within the Village Corporate Limits?** X yes no
Does this subdivision involve an annexation to the Village? yes X no
14. **Is any open space being offered as part of this subdivision?** X yes no
If so, what amount? 2.96 acres

15. Has the Board of Appeals granted any variance, exception or special permit concerning this property? ____ yes X no.

If yes, list case: _____

16. Are any waivers from the Subdivision Ordinance Regulations requested? X yes ____ no

If yes, you **must** attach a list of waivers requested along with your justification of each waiver requested. Be certain your request is complete. Only a waiver requested can be granted.

17. Does the application involve a Planned Unit Development or other flexible zoning pattern? ____ yes X no

If yes, please describe: _____

18. Attach eleven (11) full-size copies of the Preliminary Plat

19. Attach a listing and legal description of all contiguous holdings in the same ownership, if any.

20. Does the Preliminary Plat show all of the following

Owners Name/Address	<u>X</u>	Subdivision Name	<u>X</u>
Engineer's Name/Address	<u>X</u>	Surveyors Name/Address	<u>X</u>
Location by Twp. Range	<u>X</u>	Location of Quarter Corners	<u>X</u>
Scale & North Arrow	<u>X</u>	Date of Preparation	<u>X</u>
Existing Streets	<u>X</u>	Existing Easements	<u>X</u>
Existing Utilities	<u>X</u>	Existing Storm Drainage	<u>X</u>
Existing Topography (within 200 ft.	<u>X</u>	Existing Land Characteristics	<u>X</u>
Boundary of Subdivision	<u>X</u>	Upstream Drainage Area	<u>X</u>
Existing Topographic Features	<u>X</u>	Flood Prone Areas	<u>X</u>
General Dimensions	<u>X</u>	Existing man made features	<u>X</u>
Adjacent Lane Use/Zoning	<u>X</u>	Location of Proposed Streets	<u>X</u>
Location of Water Mains	<u>X</u>	Location of Storm drainage	<u>X</u>
Proposed Easements	<u>X</u>	Proposed Lots	<u>X</u>
Vertical Control Benchmarks	<u>X</u>	Percolation Test Data	N/A
Proposed Erosion Control	N/A	Location of Sanitary Sewers	<u>X</u>

21. Have prints been sent to utility companies and Mahomet Post Office? Yes - via email _____

Attach utility company comments.

22. **For some subdivisions, like those outside of the Corporate Limits of the Village of Mahomet, approvals of other governmental agencies are necessary. Please attach approvals by the following entities, if necessary (contact Village Administration with questions):** This section is Not Applicable to Thornewood 6th Addition

_____ applicable Township Road District Commissioner
 _____ applicable Township Supervisor
 _____ Champaign County Engineer
 _____ Champaign County Zoning Administrator
 _____ Cornbelt Fire Protection District
 _____ Sangamon Valley Public Water District
 _____ Illinois Department of Transportation

23. **Attach a separate sheet for any additional comments by the applicant(if any)**

24. **Attach additional exhibits (if any). Please list these items below.** _____

Not Applicable

I (we) certify that all of the above statements and the statements contained in any papers or plan submitted herewith are true to the best of my (our) knowledge and belief.

 (Signature) Applicant

 Date

 (Signature) Owner

 Date