



Plan and Zoning Commission
6:00 p.m. Tuesday, January 2, 2024
Village of Mahomet - Administrative Office

AGENDA

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PUBLIC COMMENT:** The Commission welcomes your input. Interested citizens are invited to provide comments either in person at the public hearing or by prior written statement. Public comments may be submitted in hard copy either in person during business hours or by placing the hard copy in the drop box outside of the Administrative Office (503 E. Main Street, Mahomet) before 2:00 pm on January 2, 2024 or by email submission to Abby Heckman, aheckman@mahomet-il.gov no later than 4:00 pm on January 2, 2024 to ensure placement of such comments in the official record of the meeting.
- 4. MINUTES:** December 5, 2023 (To be provided at the meeting)
- 5. RESOLUTION(S) and MOTION(S) (TO BE ACTED UPON):**
MAP2019-01: SANGAMON FIELDS LSRD THIRD SUBDIVISION (FINAL PLAT)
A RESOLUTION CONCERNING A FINAL PLAT FOR SANGAMON FIELDS LSRD THIRD SUBDIVISION ON 9.459± ACRES OF LAND LOCATED SOUTH AND EAST OF THE SOUTHERN END OF ROSELAND DRIVE, WEST OF DEER RUN DRIVE
- 6. COMMISSIONER / STAFF COMMENTS:**

NEXT PZC MEETING – Tuesday February 6, 2024
- 7. ADJOURN**



Village of Mahomet

503 E. Main Street - P.O. Box 259 - Mahomet, IL 61853-0259
phone (217) 586-4456 fax (217) 586-5696

REPORT TO PLAN AND ZONING COMMISSION Meeting January 2, 2024

FROM: Abby Heckman, Village Planner

PROJECT: **MAP 2019-01: Sangamon Fields LRSD Third Subdivision (Final Plat)**

PETITIONER: MRDF LLC

ENGINEER: Farnsworth Group

REQUESTED ACTION: **Recommendation to the Board of Trustees (BOT)**
Approval of Final Plat – No waivers requested

INTRODUCTION: The Plan and Zoning Commission is asked to consider all the documents concerning the Final Plat for Sangamon Fields LRSD Third Subdivision. The subdivision contains 12 attached single-family lots, 18 detached single-family lots and 3 outlots. The plat is to be submitted in accordance with the standard procedures set forth in the Mahomet Subdivision Ordinance.

LOCATION / SITE DESCRIPTIONS: The site is located south and east of the southern end of Roseland Drive, west of Deer Run Drive. The final plat includes 9.459± acres.

CONFORMANCE TO ZONING ORDINANCE / DEVELOPMENT AGREEMENT: The proposed lot sizes, lot widths, and yard setbacks comply with applicable requirements of the Village of Mahomet Zoning Ordinance, the Large Scale Residential Development designation and the approved Development Agreement (Recorded Document - 2018R14107).

PUBLIC WATER AND SANITARY SEWER FACILITIES: Public sanitary sewer and water mains are to be operated by the Village of Mahomet. Sanitary sewer and water main extensions are shown as part of the Construction Plans submitted concurrently with this final plat for approval. The Board of Trustees will consider the construction plans along with this plat request this month.

AVAILABILITY OF PUBLIC UTILITIES: This site is adjacent to standard public municipal utilities. Extension of public utilities to serve the subdivision is underway. This subdivision involves the necessary extensions of services to all platted lots and accommodates future extensions to adjacent undeveloped land by the provisions of utility easements.

STREET ACCESS / TRAFFIC: The final plat includes a southern / eastern extension of Roseland Drive and a southern extension of Deer Run Drive. All of the proposed lots will have public right-of-way frontage.

STORMWATER MANAGEMENT: Construction Plans for the first subdivision phase were approved by the BOT on March 26, 2019. The detention basin that serves the first and second phase and future phases of the subdivision was approved and constructed with the construction of phase 1.

POLICE AND FIRE PROTECTION: The Village of Mahomet Police Department currently provides police protection to this site and is approximately 1.4 miles from the police station. This property is within the Cornbelt Fire Protection District and is approximately 1.9 miles from the fire station.

OUTSIDE AGENCY REVIEW: The Final Plat has been forwarded to outside agencies for review. No objections had been received at the time of this report and easements are included on the plat as typically provided.

SUBSIDIARY DOCUMENTS: The Owner's Certificate and other legal documents are under review by Village staff. The Owner's Certificate for this phase will be similar to the previous two phases. Village staff will provide review comments related to any necessary modifications to support the plat and which meet the technical requirements of the Village Subdivision Ordinance and the recorded development agreement.

FINAL PLAT / PROCEDURAL ISSUES: The PZC approved an Area General Plan for the overall subdivision on March 6, 2019. The approved development agreement waived the requirement to file a preliminary plat. The petitioner submitted a complete application package to the Village for review and approval. Staff identified some minor modifications to the Final Plat and forwarded them to the developer's engineer as technical comments. Subject to revisions, the Final Plat appears to meet the technical requirements of the Village Subdivision Ordinance and the recorded development agreement.

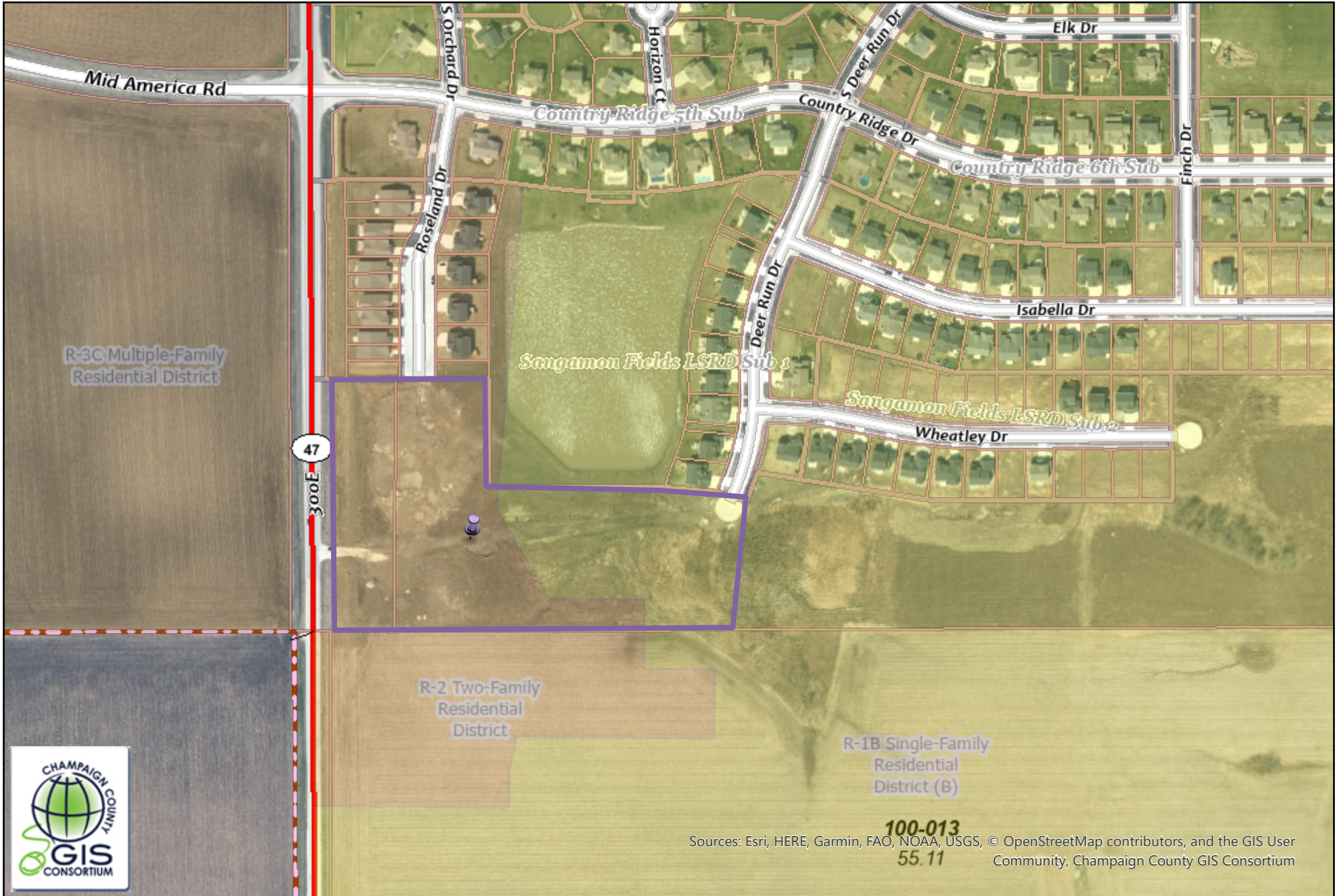
VILLAGE STAFF RECOMMENDATION: Staff supports a recommendation by the Plan and Zoning Commission for approval of the Final Plat subject to the standard conditions.

SUMMARY: A recommendation from the PZC to the BOT related to the approval of the Final Plat for Sangamon Fields LSRD Third Subdivision is requested by the developer. A draft resolution is enclosed for consideration by the Commission. The Plan and Zoning Commission should feel free to modify the resolution as it sees fit.

ATTACHMENTS:

- A. Property Aerial / Zoning Map
- B. Final Plat
- C. Draft Resolution

MAP2019-01 Sangamon Fields LSRD 3rd Subdivision (Final Plat)



Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Champaign County GIS Consortium

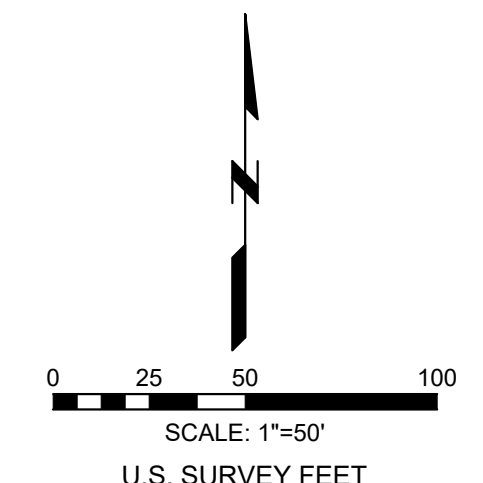
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This map was prepared with geographic information system (GIS) data created by the Champaign County GIS Consortium (CCGIS), or other CCGISC member agency. These entities do not warrant or guarantee the accuracy or suitability of GIS data for any purpose.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



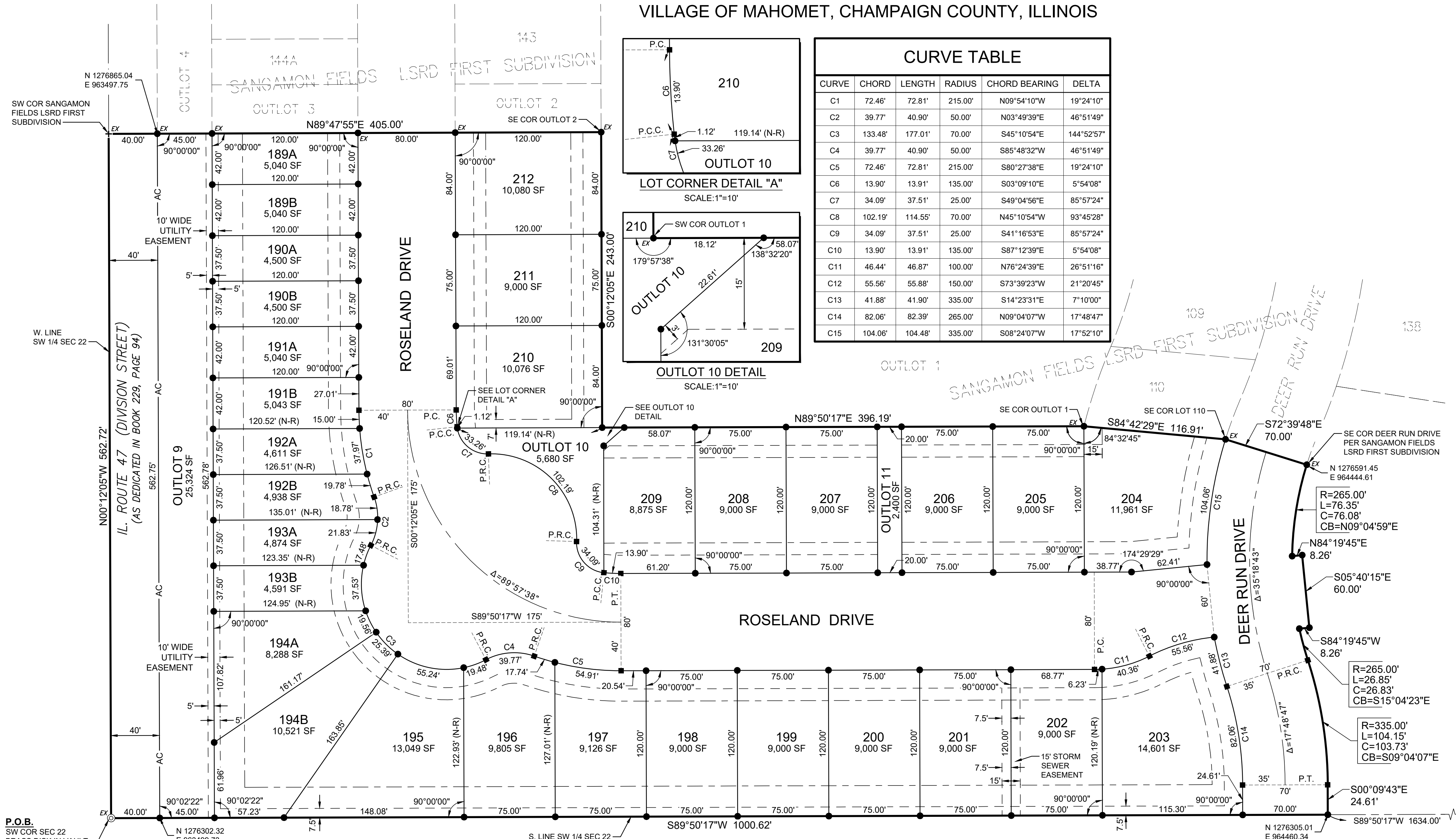
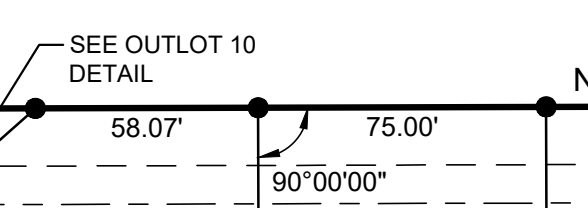
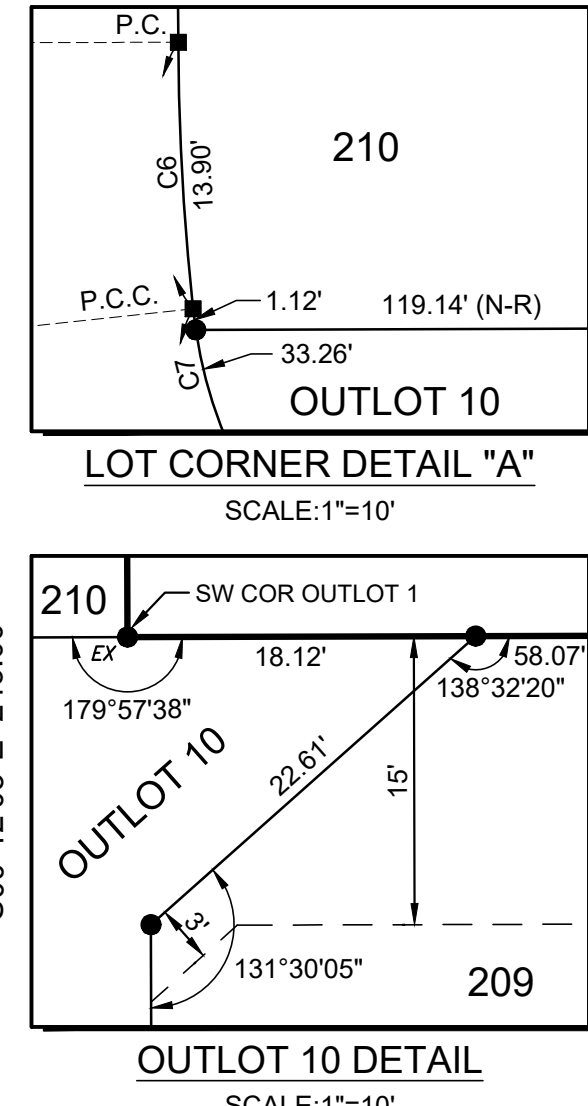
SANGAMON FIELDS LSRD THIRD SUBDIVISION

PART OF S.W. 1/4 SECTION 22, TOWNSHIP 20 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN
VILLAGE OF MAHOMET, CHAMPAIGN COUNTY, ILLINOIS



BASIS OF BEARINGS IS ILLINOIS STATE PLANE COORDINATE SYSTEM,
EAST ZONE, NAD 83, 2011 ADJUSTMENT

CURVE	CHORD	LENGTH	RADIUS	CHORD BEARING	DELTA
C1	72.46'	72.81'	215.00'	N09°54'10\"W	19°24'10\"
C2	39.77'	40.90'	50.00'	N03°49'39\"E	46°51'49\"
C3	133.48'	177.01'	70.00'	S45°10'54\"E	144°52'57\"
C4	39.77'	40.90'	50.00'	S85°48'32\"W	46°51'49\"
C5	72.46'	72.81'	215.00'	S80°27'38\"E	19°24'10\"
C6	13.90'	13.91'	135.00'	S03°09'10\"E	5°54'08\"
C7	34.09'	37.51'	25.00'	S49°04'56\"E	85°57'24\"
C8	102.19'	114.55'	70.00'	N45°10'54\"W	93°45'28\"
C9	34.09'	37.51'	25.00'	S41°16'53\"E	85°57'24\"
C10	13.90'	13.91'	135.00'	S87°12'39\"E	5°54'08\"
C11	46.44'	46.87'	100.00'	N76°24'39\"E	26°51'16\"
C12	55.56'	55.88'	150.00'	S73°39'23\"W	21°20'45\"
C13	41.88'	41.90'	335.00'	S14°23'31\"E	7°10'00\"
C14	82.06'	82.39'	265.00'	N09°04'07\"W	17°48'47\"
C15	104.06'	104.48'	335.00'	S08°24'07\"W	17°52'10\"



LEGEND

- EXISTING MONUMENT
- SET 5/8" DIA. 30" LONG IRON ROD W/PLASTIC CAP STAMPED "FARNSWORTH GROUP" UNLESS NOTED OTHERWISE
- SET 5/8" DIA. 30" LONG IRON ROD W/PLASTIC CAP STAMPED "FARNSWORTH GROUP" IN CONCRETE UNLESS NOTED OTHERWISE
- ANGLE MEASURED TO CHORD
- (N-R) NON-RADIAL
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.C.C. POINT OF COMPOUND CURVATURE
- P.R.C. POINT OF REVERSE CURVATURE
- P.O.B. POINT OF BEGINNING
- GENERAL UTILITY & DRAINAGE EASEMENT LIMITS LINE WHICH EXTENDS 15' FROM LOT LINE UNLESS NOTED OTHERWISE
- 25' BUILDING SETBACK LINE UNLESS NOTED OTHERWISE
- ADJACENT LOT LINE
- LOT LINE
- ACCESS CONTROL LINE
- BOUNDARY LINE
- RECORD DATA/INFORMATION

SURVEYOR'S CERTIFICATE

I, JOSEPH D. ADAMS, A PROFESSIONAL LAND SURVEYOR NO. 3704 DO HEREBY CERTIFY THAT AT THE REQUEST OF THE OWNER, MRDF, LLC, HAVE SURVEYED AND PLATTED THE FOLLOWING DESCRIBED TRACT OF LAND:

A PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 20 NORTH, RANGE 7 EAST, OF THE THIRD PRINCIPAL MERIDIAN, CHAMPAIGN COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 22; FROM SAID POINT OF BEGINNING, THENCE NORTH 00°12'05" WEST, 562.72 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER TO THE SOUTHWEST CORNER OF SANGAMON FIELDS LSRD FIRST SUBDIVISION RECORDED JANUARY 7, 2020 AS DOCUMENT NO. 2020R000292; THENCE EASTERLY ALONG THE SOUTHERLY LINES OF SAID SANGAMON FIELDS LSRD FIRST SUBDIVISION FOR THE FOLLOWING FIVE COURSES:

- 1) THENCE NORTH 89°47'55" EAST, 405.00 FEET TO THE SOUTHEAST CORNER OF OUTLOT 2 OF SAID SUBDIVISION;
- 2) THENCE SOUTH 00°12'05" EAST, 243.00 FEET TO THE SOUTHWEST CORNER OF OUTLOT 1 OF SAID SUBDIVISION;
- 3) THENCE NORTH 89°50'17" EAST, 396.19 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT 1;
- 4) THENCE SOUTH 84°42'29" EAST, 116.91 FEET TO THE SOUTHEAST CORNER OF LOT 110 OF SAID SUBDIVISION;
- 5) THENCE SOUTH 72°39'48" EAST, 70.00 FEET TO THE SOUTHEAST CORNER OF DEER RUN DRIVE OF SAID SUBDIVISION;

THENCE SOUTHERLY 76.35 FEET ALONG A NONTANGENTIAL CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 265.00 FEET AND WHOSE 76.08 FOOT CHORD BEARS SOUTH 09°04'59" WEST; THENCE NORTH 84°19'45" EAST, 8.26 FEET; THENCE SOUTH 05°40'15" EAST, 60.00 FEET; THENCE SOUTH 84°19'45" WEST, 8.26 FEET; THENCE SOUTHERLY 26.85 FEET ALONG A NONTANGENTIAL CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 265.00 FEET AND WHOSE 26.83 FOOT CHORD BEARS SOUTH 15°04'23" EAST TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY 104.15 FEET ALONG A NONTANGENTIAL CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 335.00 FEET AND WHOSE 103.73 FOOT CHORD BEARS SOUTH 09°04'07" EAST TO A POINT OF TANGENCY; THENCE SOUTH 00°09'43" EAST, 24.61 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE SOUTH 89°50'17" WEST, 1000.62 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING, CONTAINING 9.459 ACRES, MORE OR LESS.

NOTES:

1. SANGAMON FIELDS LSRD THIRD SUBDIVISION IS LOCATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF MAHOMET, CHAMPAIGN COUNTY, ILLINOIS.

2. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CURRENT APPLICABLE VILLAGE OF MAHOMET ZONING ORDINANCE REQUIREMENTS.

3. LOT LINES EXTENDING FROM CURVED STREET LINES ARE RADIAL UNLESS OTHERWISE NOTED.

4. DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. DISTANCES ALONG CURVED LINES ARE CHORD DISTANCES.

5. FIELD WORK FOR THIS SURVEY WAS COMPLETED ON XXXX XXX, 2024.

6. OUTLOTS 9, 10, AND 11 ARE TO BE USED AS GENERAL UTILITY AND DRAINAGE EASEMENTS IN THEIR ENTIRETY.

7. COORDINATES SHOWN ON THE FACE OF THIS PLAT ARE REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (1201), NAD 1983, CURRENT ADJUSTMENT.

THIS PROPERTY HAS BEEN SUBDIVIDED INTO 30 LOTS, NUMBERED 189A THROUGH 194A, INCLUSIVE, 189B THROUGH 194B, INCLUSIVE, AND 195 THROUGH 212, INCLUSIVE, 3 OUTLOTS, NUMBERED 9 THROUGH 11, INCLUSIVE, THE STREETS AND EASEMENTS AS SHOWN. SAID SUBDIVISION IS TO BE KNOWN AS "SANGAMON FIELDS LSRD THIRD SUBDIVISION" IN THE VILLAGE OF MAHOMET, CHAMPAIGN COUNTY, ILLINOIS.

THIS SUBDIVISION LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR THE VILLAGE OF MAHOMET (COMMUNITY NO. 170029), CHAMPAIGN COUNTY, ILLINOIS, MAP NO. 17019C0267D, DATED OCTOBER 2, 2013 AND MAP NO. 17019C0266D, DATED OCTOBER 2, 2013.

NO PORTION OF THIS SUBDIVISION IS LOCATED WITHIN 500 FEET OF ANY SURFACE DRAIN OR WATER COURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.

WITNESS MY HAND AND SEAL THIS XXXXTH DAY OF XXXXXXXX, 2024.

FARNSWORTH GROUP, INC.
2211 W. BRADLEY AVENUE
CHAMPAIGN, IL 61821

BY: JOSEPH D. ADAMS
PROFESSIONAL LAND SURVEYOR NO. 3704

DATE: EXP. DATE: 11-30-2024
DESIGN FIRM REGISTRATION NO. 184-001856

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



PRELIMINARY

ENGINEER/SURVEYOR

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

OWNER/DEVELOPER
MRDF, LLC
1709 TULLAMORE AVE, SUITE B
BLOOMINGTON, IL 61704
(309) 585-2812

PRESENTED FOR RECORDING BY AND RETURN TO:
BERNS, CLANCY & ASSOCIATES
405 E. MAIN ST.
URBANA, IL 61802

DRAINAGE STATEMENT

WE HEREBY STATE THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS OF THIS PLAN WILL NOT BE CHANGED BY THE CONSTRUCTION OF THE IMPROVEMENTS OF THIS SUBDIVISION OR ANY PART THEREOF OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE DEVELOPER HAS THE RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THIS SUBDIVISION.

DATE: _____

OWNER/DEVELOPER: MRDF, LLC

FINAL PLAT APPROVAL

THIS FINAL PLAT HAS RECEIVED A RECOMMENDATION FOR APPROVAL BY THE PLAN AND ZONING COMMISSION OF THE VILLAGE OF MAHOMET, ILLINOIS.

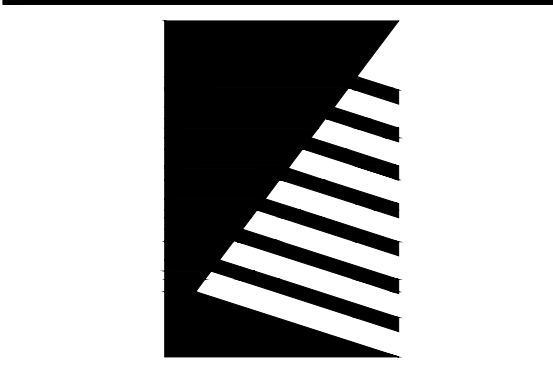
THIS _____ DAY OF _____, 2024

CHAIRPERSON _____

THIS FINAL PLAT HAS RECEIVED APPROVAL BY THE BOARD OF TRUSTEES OF MAHOMET, ILLINOIS. THIS PLAT SHALL BE RECORDED WITH THE RECORDER OF DEEDS, CHAMPAIGN COUNTY, ILLINOIS, WITHIN ONE YEAR OF THIS DATE. OTHERWISE, THIS PLAT SHALL BECOME VOID.

PRESIDENT, BOARD OF TRUSTEES (DATE) _____

VILLAGE CLERK (DATE) _____



Farnsworth GROUP

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

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

ISSUE: # DATE: DESCRIPTION:

PROJECT:

SANGAMON FIELDS LSRD THIRD SUBDIVISION

VILLAGE OF MAHOMET,
CHAMPAIGN COUNTY, ILLINOIS

DATE: 12/22/2023

DESIGNED: JDA

DRAWN: PDM

REVIEWED: PEB

FIELD BOOK NO.: CHA 161/52

SHEET TITLE:

FINAL PLAT

SHEET NUMBER:

1
OF 1

PROJECT NO.: 0231103.00

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PT SW 1/4, SEC 22, T20N, R7E, 3RD PM

A RESOLUTION FOR THE PLAN AND ZONING COMMISSION

**CONCERNING THE FINAL PLAT FOR
SANGAMON FILEDS LSRD THIRD SUBDIVISION
VILLAGE OF MAHOMET, CHAMPAIGN COUNTY, ILLINOIS**

- 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 subdivisions within the Corporate Limits of the Village of Mahomet, Illinois and within one and one-half miles thereof; and,
- WHEREAS,** the Plan and Zoning Commission approved an Area General Plan for **Sangamon Fields LSRD Subdivision** on March 6, 2018; and,
- WHEREAS,** the Board of Trustees approved a Large Scale Residential Development designation for **Sangamon Fields LSRD Subdivision** on March 27, 2018; and,
- WHEREAS,** the Board of Trustees approved a development agreement on May 22, 2018 which waived the preliminary plat filing requirement; and,
- WHEREAS,** the developer of the proposed **Sangamon Fields LSRD Third Subdivision** submitted certain documents, including a Final Plat, for review and approval by the Village of Mahomet; and,
- WHEREAS,** Village staff, Village Engineer and Village Attorney reviewed the Final Plat and supporting technical documents for **Sangamon Fields LSRD Third Subdivision** and found that subject to minor modifications, the documents are satisfactory and in a form that complies with the Village of Mahomet Subdivision Ordinance requirements, and made recommendations concerning approval of said Final Plat; and,
- WHEREAS,** The Village Attorney reviewed the Owner's Certificate, County Clerk's Tax Certificate, and other legal documents for **Sangamon Fields LSRD Third Subdivision** and found that subject to minor modifications, they comply with the Subdivision Ordinance requirements; and,
- WHEREAS,** the developer submitted all required documents per Ordinance; and,
- WHEREAS,** the Plan and Zoning Commission met and reviewed the Final Plat, and the various subsidiary documents submitted, and found that it is, with minor modifications, generally satisfactory and in the prescribed form.

BE IT THEREFORE RESOLVED this 2nd day of January, 2024, by the Plan and Zoning Commission of the Village of Mahomet, that:

- A. The Plan and Zoning Commission does hereby recommend **APPROVAL / DENIAL** of the Final Plat for the **Sangamon Fields LSRD Third Subdivision** upon completion of modifications identified by the Village staff and does hereby authorize the Chairman to sign the said Final Plat upon completion of said modifications.
- B. 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.

Chair, Plan and Zoning Commission
Village of Mahomet