



**Plan and Zoning Commission
6:00 p.m. Tuesday, April 4, 2023
Village of Mahomet - Administrative Office
Meeting Viewing Available Via Zoom**

Join Zoom Meeting

<https://us02web.zoom.us/j/85149016506?pwd=UHY3aEFzT3g1bGoxT3FOMW1BeTNrT09>

Meeting ID: 851 4901 6506

Passcode: 61853

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 by placing them in the drop box outside of the Administrative Office (503 E. Main Street, Mahomet) before 2:00 pm on April 4, 2023 or by email submission to Abby Heckman, aheckman@mahomet-il.gov no later than 4:00 pm on April 4, 2023 to ensure placement of such comments in the official record of the meeting. **PUBLIC COMMENT NOT PERMITTED VIA VIDEO OR AUDIO.**

4. MINUTES: March 7, 2023

5. PUBLIC HEARING(S):

ZA2023-03: UNLIMITED HOLDINGS LLC

A RESOLUTION CONCERNING A REZONING FOR 1.48± ACRES OF LAND WITHIN HUNTERS RIDGE SEVENTH SUBDIVISION FROM R-1C SINGLE-FAMILY RESIDENTIAL TO R-2 TWO-FAMILY RESIDENTIAL DISTRICT LOCATED NORTH OF OLIGER DRIVE ALONG THE WEST SIDE OF COLE LANE AND NORTH SIDE OF RAPP DRIVE

CU2023-01: HARTMAN FAMILY DEVELOPMENT LLC

A RESOLUTION CONCERNING A CONDITIONAL USE PERMIT TO ESTABLISH A MIXED-USE COMMERCIAL DEVELOPMENT WITH DRIVE-THROUGH FACILITIES ON 2.28± ACRES OF LAND ZONED C-1 NEIGHBORHOOD COMMERCIAL LOCATED ON THE NORTH SIDE OF PATTON DRIVE, SOUTH OF OAK STREET, APPROXIMATELY 100 FEET WEST OF CHURCHILL ROAD

6. RESOLUTIONS and MOTIONS (TO BE ACTED UPON):

ZA2023-03: UNLIMITED HOLDINGS LLC

A RESOLUTION CONCERNING A REZONING FOR 1.48± ACRES OF LAND WITHIN HUNTERS RIDGE SEVENTH SUBDIVISION FROM R-1C SINGLE-FAMILY RESIDENTIAL TO R-2 TWO-FAMILY RESIDENTIAL DISTRICT LOCATED NORTH OF OLIGER DRIVE ALONG THE WEST SIDE OF COLE LANE AND NORTH SIDE OF RAPP DRIVE

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MAP2023-01(LSRD2021-02): PRAIRIESIDE LSRD SUBDIVISION PHASE 1 (FINAL PLAT)

A RESOLUTION CONCERNING A FINAL PLAT FOR PRAIRIESIDE LSRD SUBDIVISION PHASE 1 ON 6.54± ACRES OF LAND LOCATED ON THE NORTH SIDE OF FUTURE SOUTH MAHOMET ROAD (CURRENTLY UNDER CONSTRUCTION) APPROXIMATELY 1900 FEET WEST OF THE SOUTH MAHOMET ROAD / CHURCHILL ROAD ROUNDABOUT

7. COMMISSIONER / STAFF COMMENTS:

NEXT PZC MEETING – MAY 2, 2023

8. ADJOURN

PLAN AND ZONING COMMISSION
MEETING MINUTES - DRAFT
March 4, 2023

CALL TO ORDER: The meeting was called to order at 6:00pm on Tuesday March 4, 2023.

ROLL CALL:

Members Present: Steve Briney, Robert DeAtley, Phillip Schaefer, Bob Buchanan, and Mike Buzicky

Members Absent: Mandi Simeone

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

PUBLIC COMMENT: Mr. DeAtley asked if there were any public comments related to items that are not on the agenda and no one came forward. Abby Heckman stated no written comments were submitted.

MINUTES: November 1, 2022

Buchanan moved to approve November 1, 2022 minutes as presented. Schaefer seconded the motion. ROLL CALL. 5-0. Motion Passed.

PUBLIC HEARING(S):

ZA2023-02: VISIONARY HOSPITALITY SERVICES, INC. /PURNELL DEVELOPMENT, LLC
A RESOLUTION CONCERNING A REZONING FOR 21.15± ACRES OF UNDEVELOPED LAND FROM R-1A SINGLE-FAMILY RESIDENTIAL TO C-2 GENERAL COMMERCIAL DISTRICT LOCATED AT THE SOUTHWEST CORNER OF THE OAK STREET (US150) AND S PRAIRIEVIEW ROAD INTERSECTION

Mr. DeAtley read through the public hearing procedure for those that wanted to speak to the public hearing.

Mr. DeAtley asked staff to provide an overview of the case.

Kelly Pfeifer stated the petitioner was not able to attend the meeting and presented information provided in the staff memo.

Staff and the Commission discussed the land area and location of the rezoning request as well as the location of residential properties in the area.

Patrick Brown explained timing of South Mahomet Road construction and other expected roads in the area.

Kelly Pfeifer stated the requested zoning reflects the zoning plan in the recorded development agreement with the Village. Access for the subject property will be from Patton Drive and will be built with subdivision of the land. An area general plan will be provided prior to future requests.

Mr. DeAtley asked if anyone from the public would like to speak to the public hearing.

Kim Schaab-Ozier asked for clarification on residential properties in the area since there is a rental community developing on Patton Drive.

Abby Heckman stated comments earlier were related to locations of single-family residential and yes, there are multi-family developments on Patton Drive and Churchill Road in the area.

Mr. DeAtley asked if there was anyone else to speak. No one came forward.

Abby Heckman stated no emails or written comments were received by staff. One phone call was received prior to the meeting related to the case. They requested clarifying information.

Buchanan moved to close the public hearing for ZA2023-02. Buzicky seconded the motion. ROLL CALL. 5-0. Motion Passed.

RESOLUTIONS and MOTIONS (TO BE ACTED UPON):

ZA2023-02: VISIONARY HOSPITALITY SERVICES, INC. /PURNELL DEVELOPMENT, LLC
A RESOLUTION CONCERNING A REZONING FOR 21.15± ACRES OF UNDEVELOPED LAND FROM R-1A SINGLE-FAMILY RESIDENTIAL TO C-2 GENERAL COMMERCIAL DISTRICT LOCATED AT THE SOUTHWEST CORNER OF THE OAK STREET (US150) AND S PRAIRIEVIEW ROAD INTERSECTION

Kelly Pfeifer stated there was a draft resolution included in the meeting packet.

Mr. DeAtley went through the findings of fact and asked that commissioners speak up if they do not agree.

The Commission and staff discussed aspects of the findings of fact.

The Commission and staff discussed existing public infrastructure in the area.

Schaefer moved to grant ZA2023-02 with findings of fact as stated below. Buchanan seconded the motion. ROLL CALL. 5-0. Motion Passed.

BE IT THEREFORE RESOLVED this 7th day of March, 2023 by the Plan and Zoning Commission of the Village of Mahomet that:

- A. The Plan and Zoning Commission does hereby further set forth the following findings of fact concerning the requested zoning amendment:
1. The procedural requirements for zoning establishment or amendment **HAVE** been met.
 2. The proposed zoning **DOES** conform with the intent of the Village Comprehensive Plan.
 3. The proposed zoning **IS** consistent with the proposed use of the site.
 4. The proposed zoning **WILL** be compatible with the established land use pattern in the vicinity.
 5. The proposed zoning **DOES NOT** create an isolated, unrelated zoning district.
 6. The site **IS** suitable for the uses allowed in the proposed zoning district.
 7. The proposed zoning **WILL** be consistent with the health, safety and general welfare of the public.
 8. Major land uses in the neighborhood **HAVE NOT** changed since zoning was applied to this site.
 9. The proposed zoning **IS** consistent with the existing zoning designations in the surrounding area.
 10. The proposed zoning **WILL NOT** be contrary to the original purpose and intent of the Zoning Ordinance.
 11. The proposed zoning **WILL NOT** be injurious to the use and enjoyment of adjacent properties.
 12. The proposed zoning **WILL** promote the orderly development of the site and surrounding properties.
 13. The proposed zoning **WILL NOT** significantly adversely impact existing traffic patterns.
 14. Adequate facilities for municipal sanitary sewage disposal and water supply **ARE** available for the site.
 15. Adequate provisions for stormwater drainage **ARE** available for this site.
 16. The proposed zoning **WILL NOT** adversely impact police protection or fire protection.
 17. The proposed zoning **WILL NOT** significantly adversely impact schools or other public facilities.

18. The proposed zoning **WILL NOT** conflict with existing public commitments for planned public improvements.
 19. The proposed zoning **WILL NOT** adversely influence living conditions in the immediate vicinity.
 20. The proposed zoning **WILL** preserve the essential character of the neighborhood in which it is located.
 21. The proposed change **WILL NOT** significantly alter the population density pattern.
 22. The value of adjacent property **WILL NOT** be diminished by the proposed zoning.
 23. The proposed zoning **WILL** enhance the value of the petitioner's property.
 24. The proposed zoning **WILL NOT** constitute an entering wedge affecting the use or development of adjacent property.
 25. If denied, the petitioner **WILL** suffer deterioration to his or her property value.
 26. The proposed zoning **DOES NOT** correct an error in the original zoning of this site.
 27. If the property is currently vacant, the length of time the property has remained vacant as zoned **HAS** been considered in the context of land development in the area and in the vicinity of the subject property.
 28. The proposed change in zoning **WILL** result in private investment that would be beneficial to the development or redevelopment of a vacant property or deteriorated neighborhood.
 29. There **IS** a need in the community for additional land within the requested zoning district.
 30. The proposed zoning **WILL NOT** adversely impact agricultural farming operations in the vicinity of this site.
 31. The proposed rezoning **IS** consistent with Village Comprehensive Plan policies concerning the protection of prime farmland when appropriate.
 32. The proposed rezoning **WILL NOT** result in long term adverse environmental consequences to natural areas and wildlife habitat.
 33. The LaSalle Factors for evaluation of zoning decisions **HAVE** been considered during the review of this proposed rezoning request.
- B. The Plan and Zoning Commission does hereby recommend that the Board of Trustees of the Village of Mahomet **GRANT** the requested zoning map amendment for the subject property from R-1A Single-Family Residential to C-2 General Commercial district.

Abby Heckman stated for clarification that the cases tonight receive a recommendation to the Board of Trustees. The BOT will discuss at their study session in two (2) weeks. The first opportunity for final action will be at their regular meeting in three (3) weeks.

Patrick Brown stated there could be a chance the study session is canceled and in that case items from tonight would go directly to the regular board meeting, so watch for agendas that go out.

ZA2023-01: 2023 OFFICIAL ZONING MAP

A RESOLUTION CONCERNING APPROVAL AND PUBLICATION OF THE 2023 OFFICIAL ZONING MAP

Abby Heckman presented information from the case. A draft resolution was provided in the packet.

The Commission and staff discussed the zoning map.

Buchanan moved to recommend approve and adopt ZA2023-01 with findings of fact as stated below. Buzicky seconded the motion. ROLL CALL. 5-0. Motion Passed.

BE IT THEREFORE RESOLVED this 7th day of March, 2023 by the Plan and Zoning Commission of the Village of Mahomet, Illinois, that:

1. The Plan and Zoning Commission does hereby recommend the Board of Trustees **approve** and **adopt**, entitled, "2023 Official Zoning Map - Village of Mahomet, Illinois", pursuant to Chapter 65, division 5, Section 11-13-19 of the Illinois Municipal Code (65 ILCS 5/11-13-19) as the Official Zoning Map of the Village of Mahomet.
2. The Plan and Zoning Commission does hereby recommend that Board of Trustees direct that the Official Zoning Map be published and made available to the public, as required by statute.

COMMISSIONER / STAFF COMMENTS: NEXT PZC MEETING – APRIL 4, 2023

Mr. DeAtley stated there was a write up in the newspaper that Buffalo Trace was getting grant funding to improve parking and other features.

Kelly Pfeifer stated there will be a PZC meeting in April. An application for a conditional use and rezoning has been submitted for April. Prairieside LSRD Subdivision is expected to come in too.

Mr. Buchanan asked for an update on the South Mahomet Road crossing opening.

Patrick Brown stated we were cautiously optimistic for a June completion of the crossing, but the opening may be later.

Kelly Pfeifer stated it would be ideal if it is open before school starts in the fall. Phase 2 of South Mahomet Road will go to bid soon.

ADJOURN:

Briney moved to adjourn the meeting. Buchanan seconded the motion. ROLL CALL. 5-0. The meeting was adjourned at 6:45 pm.

Respectfully,
Abby Heckman, Planner



**Plan and Zoning Commission
Staff Report
Meeting April 4, 2023**

FROM: Abby Heckman, Planner
Community Development Department

PROJECT: Rezoning – ZA2023-03

PETITIONER: Unlimited Holdings LLC (Rob Frerichs)

PUBLIC HEARING / PROCEDURAL ISSUES:

The Plan and Zoning Commission (PZC) is required to hold a public hearing upon request for a Zoning Map Amendment. The public hearing is scheduled for April 4, 2023, at 6:00pm. 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 March 19, 2023. Courtesy notice letters were sent via USPS to property owners within 250 feet of the rezoning boundary. The PZC acts in an advisory role to the Board of Trustees (BOT) regarding zoning map amendments. The PZC is asked to make a recommendation to the BOT concerning rezoning requests. A draft resolution is attached for consideration by the PZC. The BOT will approve or deny the proposed zoning map amendment.

**REQUESTED ACTION: PUBLIC HEARING
RECOMMENDATION TO BOARD OF TRUSTEES (BOT)**

The petitioner has applied for and submitted all documentation in accordance with the Zoning Ordinance and requests consideration of the proposed zoning map amendment. The PZC is asked to consider all documents concerning the proposed zoning map amendment. The rezoning request includes 1.48± acre of land. Current zoning on the subject property is R-1C Single-Family Residential district. The proposed zoning is R-2 Two-Family Residential district. The property owner would like to rezone the subject property to match the existing lots to the northeast and provide a transition area between future single-family homes to the south and the interstate highway to the north.

SITE LOCATION / DETAILS: The subject property is located north of Oliger Drive along the west side of Cole Lane and north side of Rapp Drive at the northwest corner of Hunters Ridge 7th Subdivision. The subject property includes two (2) buildable lots and one (1) common lot. The common lot provides required drainage for the subdivision and no physical change in the common lot or the drainage basin is expected related to this rezoning request. The site is currently addressed as 701 Cole Lane and 602 Rapp Drive. A commons area outlot/walkway/greenspace of 20' in width rests between these buildable lots and the attached single family home lots on Rapp Drive.

BACKGROUND: The subject property is part of Hunters Ridge 7th Subdivision recorded January 2022. The current zoning on the subject property was established in 2020 from R-1b to its current R-1c. The land and lot east of this subject property were zoned in April 2021 from R-1c to R-2 to accommodate attached single family homes as a buffer use from the interstate. The subject property is currently

platted for two single family residential detached residential homes. The two (2) buildable lots within this rezoning request would currently allow one (1) single-family home on each lot. The requested change in zoning would allow two (2) additional dwellings from what is currently permitted. The rezoning of the outlot is effectively moot as the lot is in a drainage easement in its entirety.

CONFORMANCE TO COMPREHENSIVE PLAN: The Village of Mahomet 2016 Comprehensive Plan currently designates this site as part of the East Village functional framework area and encourages prioritizing incomplete subdivisions in the area. The Comprehensive Plan Land Use Plan shows single-family detached residential uses on this site. 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 rezoning request is consistent with these principles.

LAND USE AND ZONING:

Direction	Current Land Use	Current Zoning
On-Site	Undeveloped / Single-Family Residential / Drainage Basin	R-1C Single-Family Residential
North	Interstate 74	N/A
South	Single-Family Residential	R-1C Single-Family Residential
East	Single-Family Residential	R-1C Single-Family Residential
West	Single-Family Residential	R-1B Single-Family Residential

CONFORMANCE TO ZONING ORDINANCE: The intent of the R-2 zoning district is to provide for attached single-family dwellings and two-family dwellings. These areas may include limited detached single-family uses and may serve as a transitional area between more intensive uses such as interstate right-of-way and less intensive single-family residential uses. The request is consistent with the intent of the proposed R-2 zoning classification. The two (2) buildable lots within this rezoning request would currently allow one (1) single-family home on each lot. The requested change in zoning would allow two (2) additional dwellings from what is currently permitted and unless the lots are replatted, a potential for the only duplexes in the neighborhood.

POLICE / 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 1.4 miles from the fire station.

SANITARY SEWER AND WATER FACILITIES: Public sanitary sewer and water services are available for expansion to this site. The developer would add additional lines and taps onto the mains which can accommodate any increase from uses permitted in the proposed district.

STREETS AND SIDEWALKS: The subject property fronts along Cole Lane and Rapp Drive and sidewalks exist along the road frontage. The rezoning would add two additional driveway approaches at the bend of the road. There is no platted access control on the interior curve lot across the street.

LASALLE FACTORS:

The Illinois Supreme Court has established a set of factors for evaluation of the constitutionality of zoning decisions. No single factor is controlling, and each case must be decided on its own facts although Illinois courts place substantial importance on the first factor.

1. The existing uses and zoning of nearby property.
2. The extent to which property values are diminished.
3. The extent to which the destruction of property value of the plaintiff promotes the health, safety, morals or general welfare of the public.
4. The relative gain to the public as opposed to the hardship imposed upon the individual property owner.
5. The suitability of the subject property for the zoned purposes
6. The length of time the property has been vacant as zoned considered in the context of land development in the area.
7. The care with which a community has undertaken to plan its land-use development.

These factors should be considered during the Commission's deliberations. The attached prepared resolution will address these factors for consideration by the Commission.

STAFF RECOMMENDATION

Village staff does not support the rezoning request. The commons area provides a buffer that can accommodate tree or landscaping buffering. These lots are farther away from the Interstate than the Rapp Drive attached single family lots. The increase of driveway approaches on the curve is undesirable and was a staff consideration in 2021 with the R-2 request east of this property. Since zoning cannot be conditional, there is no assurance that the two lots would result in a replat with buildings and single family lots consistent with Rapp Drive. While this may be intent, a zoning change of these lots could result in duplexes which would be inconsistent with the single family home uses in the area.

ATTACHMENTS:

- A) Aerial Location / Zoning Map
- B) Zoning Exhibit
- C) Draft Resolution
- D) Application

ZA2023-03 Unlimited Holdings LLC R1C to R2



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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.

Date: Tuesday, March 28, 2023



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

A north arrow pointing upwards, consisting of a circle with a dot in the center and a vertical line with a crossbar. Below the north arrow is a graphic scale bar labeled "GRAPHIC SCALE IN FEET". The scale bar has markings for 0, 100, 150, and 200 feet. The segment between 0 and 100 is divided into four equal parts by three short vertical lines. The segment between 100 and 200 is a single solid black bar.

	REZONE AREA FROM R1C: RESIDENTIAL SINGLE FAMILY DISTRICT TO R-2: RESIDENTIAL TWO-FAMILY DISTRICT
	R1C: SINGLE FAMILY RESIDENTIAL DISTRICT
	R-2: RESIDENTIAL TWO-FAMILY DISTRICT
	R-3: RESIDENTIAL MULTIPLE FAMILY DISTRICT
	C-2: GENERAL COMMERCIAL DISTRICT
	AC: CONSERVATION DISTRICT

[illegible]

B K B E N G I N E E R I N G

301 N. NEIL STREET, SUITE 400 | CHAMPAGNE, IL 61820
CELL 217.840.3546 | OFFICE 217.531.2971 | FAX 217.531.2212

REZONING PLAN

HUNTERS RIDGE SUBDIVISION
MAHOMET, ILLINOIS

PROJECT: 26-2101

DESIGN BY: BKB

DRAWN BY: BKB

DATE: 3/1/23

SHEET:

1

RESOLUTION FOR PLAN AND ZONING COMMISSION

Concerning Amending the Zoning Classification for 1.48± acres of land located north of Oliger Drive along the west side of Cole Lane and north side of Rapp Drive from R-1C Single-Family Residential to R-2 Two-Family Residential district.

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, including Comprehensive Plan designations and policies for the use of land and for zoning establishment and amendment within the corporate Limits of the Village of Mahomet, Illinois; and,

WHEREAS, the Petitioner, Unlimited Holdings LLC, has requested a zoning map amendment for the subject property from R-1C Single-Family Residential to R-2 Two-Family Residential; and,

WHEREAS, the subject property is located north of Oliger Drive along the west side of Cole Lane and north side of Rapp Drive; and,

WHEREAS, the legal description for the property to be rezoned is as follows:

Lot 709 in Hunters Ridge Seventh Subdivision per plat recorded January 24, 2022, as Document No. 2022R01487 in Champaign County, Illinois.

Lot 710 in Hunters Ridge Seventh Subdivision per plat recorded January 24, 2022, as Document No. 2022R01487 in Champaign County, Illinois.

Commons Lot 711 in Hunters Ridge Seventh Subdivision per plat recorded January 24, 2022, as Document No. 2022R01487 in Champaign County, Illinois.

WHEREAS, a Public Hearing concerning the proposed rezoning was held on April 4, 2023 by the Plan and Zoning Commission to solicit evidence and testimony from the public; and,

WHEREAS, the Village Planner, and Village Attorney provided the Village with technical and background information regarding the proposed rezoning; and,

WHEREAS, the Plan and Zoning Commission met and reviewed the evidence and testimony submitted and has considered all the available factual evidence concerning the requested action.

BE IT THEREFORE RESOLVED this 4th day of April, 2023 by the Plan and Zoning Commission of the Village of Mahomet that:

A. The Plan and Zoning Commission does hereby further set forth the following findings of fact concerning the requested zoning amendment:

1. The procedural requirements for zoning establishment or amendment **HAVE / HAVE NOT** been met.
2. The proposed zoning **DOES / DOES NOT** conform with the intent of the Village Comprehensive Plan.

3. The proposed zoning **IS / IS NOT** consistent with the proposed use of the site.
4. The proposed zoning **WILL / WILL NOT** be compatible with the established land use pattern in the vicinity.
5. The proposed zoning **DOES / DOES NOT** create an isolated, unrelated zoning district.
6. The site **IS / IS NOT** suitable for the uses allowed in the proposed zoning district.
7. The proposed zoning **WILL / WILL NOT** be consistent with the health, safety and general welfare of the public.
8. Major land uses in the neighborhood **HAVE / HAVE NOT** changed since zoning was applied to this site.
9. The proposed zoning **IS / IS NOT** consistent with the existing zoning designations in the surrounding area.
10. The proposed zoning **WILL / WILL NOT** be contrary to the original purpose and intent of the Zoning Ordinance.
11. The proposed zoning **WILL / WILL NOT** be injurious to the use and enjoyment of adjacent properties.
12. The proposed zoning **WILL / WILL NOT** promote the orderly development of the site and surrounding properties.
13. The proposed zoning **WILL / WILL NOT** significantly adversely impact existing traffic patterns.
14. Adequate facilities for municipal sanitary sewage disposal and water supply **ARE / ARE NOT** available for the site.
15. Adequate provisions for stormwater drainage **ARE / ARE NOT** available for this site.
16. The proposed zoning **WILL / WILL NOT** adversely impact police protection or fire protection.
17. The proposed zoning **WILL / WILL NOT** significantly adversely impact schools or other public facilities.
18. The proposed zoning **WILL / WILL NOT** conflict with existing public commitments for planned public improvements.
19. The proposed zoning **WILL / WILL NOT** adversely influence living conditions in the immediate vicinity.

20. The proposed zoning **WILL / WILL NOT** preserve the essential character of the neighborhood in which it is located.
21. The proposed change **WILL / WILL NOT** significantly alter the population density pattern.
22. The value of adjacent property **WILL / WILL NOT** be diminished by the proposed zoning.
23. The proposed zoning **WILL / WILL NOT** enhance the value of the petitioner's property.
24. The proposed zoning **WILL / WILL NOT** constitute an entering wedge affecting the use or development of adjacent property.
25. If denied, the petitioner **WILL / WILL NOT** suffer deterioration to his or her property value.
26. The proposed zoning **DOES / DOES NOT** correct an error in the original zoning of this site.
27. If the property is currently vacant, the length of time the property has remained vacant as zoned **HAS / HAS NOT** been considered in the context of land development in the area and in the vicinity of the subject property.
28. The proposed change in zoning **WILL / WILL NOT** result in private investment that would be beneficial to the development or redevelopment of a vacant property or deteriorated neighborhood.
29. There **IS / IS NOT** a need in the community for additional land within the requested zoning district.
30. The proposed zoning **WILL / WILL NOT** adversely impact agricultural farming operations in the vicinity of this site.
31. The proposed rezoning **IS / IS NOT** consistent with Village Comprehensive Plan policies concerning the protection of prime farmland when appropriate.
32. The proposed rezoning **WILL / WILL NOT** result in long term adverse environmental consequences to natural areas and wildlife habitat.
33. The LaSalle Factors for evaluation of zoning decisions **HAVE / HAVE NOT** been considered during the review of this proposed rezoning request.

34. _____

- B. The Plan and Zoning Commission does hereby recommend that the Board of Trustees of the Village of Mahomet **GRANT / DENY** the requested zoning map amendment for the subject property from R-1C Single-Family Residential to R-2 Two-Family Residential district.

Chair, Plan and Zoning Commission, Village of Mahomet, Illinois

Case Name: _____

**REQUEST FOR ZONING AMENDMENT
VILLAGE OF MAHOMET**

DO NOT WRITE IN THIS SPACE – FOR OFFICE USE ONLY

Date Filed: _____ Date of Hearing: _____

Date of Published Notice: _____ Newspaper _____

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

Comments: (indicate other actions such as continuances) _____

Action by Board on Request: _____

NOTICE TO APPLICANTS

1. A Zoning Amendment is a zoning adjustment, which permits a change of district requirements where an individual or group of properties are both harshly and uniquely burdened by the strict application of the law. The power to alter zoning districts is limited. No Zoning Amendment will be granted which would adversely affect surrounding property or the general neighborhood. All zoning amendments must be in harmony with the intent and purposes of the Zoning Ordinance. The applicant must show that there is need and justification for the proposed amendment.
2. There will be no refund of application fee for any Zoning Amendment not granted or withdrawn.
3. No incomplete applications will be acted upon.
4. Granting a Zoning Amendment requires that the Village hold a Public Hearing regarding the request, and publication of a Public Notice 15 days in advance of the Hearing. Applicants are urged to coordinate their activities with Village staff to assure consideration of their request is as timely a manner as is reasonably possible.

Case Name: _____

ZONING AMENDMENT

DATA ON APPLICANT AND OWNER

Name of Applicant (s): Unlimited Holding, LLC - Land Phone: 217-897-1000

Address of Applicant (s): 799 CR 3200 North, Fisher, IL 61843

Property Interest of Applicant: Owner
(Owner/Contract Purchases/Agent, etc.)

Name of Owner: _____ Phone: _____

ADDRESS AND DESCRIPTION OF PROPERTY

Address: 701 Cole Lane & 602 Rapp Dr., Mahomet, IL 61853

Width of Lot: Variable Length of Lot: Variable

Lot Area (Square Feet): 1.48 acres Tax Parcel Number: 15-13-14-308-046, -047 & -048

Legal Description: (or attach legal description) Lots 709, 710 & 711 of Hunters Ridge Seventh Subdivision

LAND USE AND ZONING

Present Zoning: R-1C Residential Single Family District

Proposed Zoning: R-2 Residential Two-Family District

Present Land Use: Vacant

Proposed Land Use: Residential Two-Family Home

	Surrounding Zoning	Surrounding Land Use
North	<u>R-1A</u>	<u>Vacant</u>
South	<u>R-1C</u>	<u>Single Family Homes</u>
East	<u>R-2</u>	<u>Two-Family Homes</u>
West	<u>R-1B</u>	<u>Single Family Homes</u>

Case Name: _____

REASONS FOR REQUEST FOR ZONING AMENDMENT

NOTE: The following questions must be answered completely. If additional space is needed, attach extra pages to application. Before answering, read the NOTICE TO APPLICANTS attached hereto.

1. Error in the present Ordinance to be corrected by the proposed change in the Ordinance (Explain fully):

The rezoning request allows for an expansion of the R-2 transitional district to be placed between the I-74 right-of-way and the existing R-1C district to the south and east. This request represents this location's highest and best use.

2. Other circumstances which justify the Amendment (Explain Fully):

Significant traffic noise from the adjacent interstate makes this location undesirable to single family home buyers. The R-2 zoning will allow these lots to be purchased at price point corresponding with the unique noise conditions present at this location. Lots 709 and 710 have a direct line of sight to I-74.

3. Does any violation of the Village of Mahomet Zoning Ordinance exist on the property at this time?

YES _____ NO X If yes, how? _____

4. Is the subject property planned to be improved? Yes

When? Work would begin in spring 2023.

Two-Family homes would be constructed on lots 709 & 710. Construction of What improvements are planned? additional utility service laterals would be required.

What will be the actual use of the improvements Residential housing

5. Will the grant of an Amendment in the form requested be in harmony with the neighborhood and not contrary to the intent and purpose of the Zoning Ordinance?

Yes X No _____ Elaborate: Additional properties within the Hunters Ridge

Subdivision are also mulit-family including R-2 properties directly adjacent to the subject rezoning tract.
Proposed zoning and uses are consistent with the nature of the neighborhood.

6. Have there been major land changes since zoning was applied in 1963 (i.e. new expressway, new development, etc.)? Yes X No _____, Elaborate: _____

Major roadways, commercial and residential developments have all occurred in the
general area surrounding the subject tract.

Case Name: _____

ZONING AMENDMENT

7. Would the proposed change create an isolated district unrelated to adjacent land use or zoning?
Yes _____ No X Elaborate: The proposed two-family district would provide a logical transition
from the single family districts to the adjacent interstate.
8. Can the owner of the property realize an economic benefit from uses in accordance with existing zoning? Yes X No _____ Elaborate: The subject property is better utilized under this rezoning
request. The rezoning request allows a more efficient use of these lots.
9. Are there other sites available already zoned for the proposed use? Yes _____ No X Elaborate: _____
Undeveloped R-2 districts in Mahomet are very limited and in demand.
10. Additional comments by applicant: _____

SKETCH PLAN

- A) Is a scaled plot plan indicating the location of the premises and the nature of the variance attached.
Yes X No _____ (Application will not be processed without the required drawing)
- B) Additional exhibits submitted by applicants: See attached zoning exhibit for an overview of the subdivision.

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



**Plan and Zoning Commission
Staff Report
Meeting April 4, 2023**

FROM: Abby Heckman, Planner
Community Development Department

PROJECT: CU2023-01 - CONDITIONAL USE PERMIT – Patton Drive

PETITIONER: Hartman Family Development, LLC

REQUESTED ACTION: The petitioner has requested consideration of a conditional use to establish three (3) mixed use commercial buildings along with drive-through facilities. The petitioner would like to construct three (3) new mixed use commercial buildings with drive-through facilities and associated parking. The proposed mix of commercial uses and drive-through facilities requires a conditional use permit in the C-1 zoning district.

PUBLIC HEARING / PROCEDURAL ISSUES: The Plan and Zoning Commission (PZC) is required to hold a public hearing upon request for a Conditional Use permit. The public hearing is scheduled for April 4, 2023, at 6:00pm. 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 March 19, 2023. Courtesy notice letters were sent via USPS to property owners within 250 feet of the conditional use boundary. The PZC acts in an advisory role to the Board of Trustees (BOT) regarding conditional use requests. The PZC is asked to make a recommendation to the BOT concerning conditional use requests. A draft resolution is attached for consideration by the PZC. The BOT will approve or deny the proposed conditional use.

LOCATION / SITE DESCRIPTION: The site includes 2.28± acres of land and is located on the north side of Patton Drive, south of Oak Street and approximately 100 feet west of Churchill Road. The subject area includes three (3) buildable lots that are zoned C-1 Neighborhood Commercial, and which are part of the Conway Farms Commercial Development Subdivision.

LAND USE AND ZONING:

Direction	Current Land Use	Current Zoning
On-Site	Undeveloped / Vacant lots	C-1 Neighborhood Commercial
North	Undeveloped / Vacant lot / Drainage basin	C-2 General Commercial
South	Attached Residential Dwelling Development	R-3G Multiple-Family Residential
East	Multi-tenant Commercial Development	C-1 Neighborhood Commercial
West	Multi-tenant Commercial Development	C-1 Neighborhood Commercial

The Zoning Ordinance requires a conditional use permit for mixed uses and drive-through facilities in the C-1 district (152.030(B)(8, 9)).

PUBLIC WATER AND SANITARY SEWER FACILITIES: Water and sanitary sewer is available to this site.

AVAILABILITY OF PUBLIC UTILITIES: Public utilities exist to the site and are in the area.

STREET ACCESS / TRAFFIC: The subject property has access from Patton Drive. No direct access to Oak Street (US 150) is permitted due to access control by IDOT. The petitioner intends to utilize two (2) shared driveway accesses onto Patton Drive for the subject property and tie internal site circulation to the lot to the east. The lot adjacent to the east (at the corner of Patton Drive and Churchill Road) is not included in this conditional use request but will also use the share access and site circulation for the subject property. Sidewalks exist along the frontage of both Oak Street and Patton Drive. Lots are currently addressed off of Patton Drive and all buildings and units will continue to be addressed off of Patton Drive.

STORMWATER MANAGEMENT: The site will drain directly into an existing storm sewer network to carry runoff into the regional stormwater basin lake in Conway Farms. No onsite detention is required.

POLICE AND FIRE PROTECTION: The Village of Mahomet Police Department currently provides police protection to this site which is approximately 1.7 miles from the police station. This property is within the Cornbelt Fire Protection District and is approximately 2 miles from the Main Street fire station.

CONFORMANCE TO COMPREHENSIVE PLAN: The Village of Mahomet 2016 Comprehensive Plan currently designates this site as part of the East Village functional framework area which encourages a mix of medical-related office uses and convenience retailers. The Comprehensive Plan Land Use Plan shows neighborhood commercial uses on this site. 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 conditional use request is consistent with these principles.

SUITABILITY OF PROPOSED CONDITIONAL USE: This site is located in the area of existing mixed use commercial development, adjacent to existing lots ready for commercial development and land that is zoned for multiple-family residential uses. The site is in an area of town that is developing commercially now that significant residential development is complete. Uses allowed in neighborhood commercial zoning are intended to be more compatible with the residential uses in the area. The proposed development is consistent with other similar commercial developments in the area.

STANDARDS FOR CONDITIONAL USES: The standards set forth below may be assured through the imposition of specific conditions for the Conditional Use Permit. The Mahomet Zoning ordinance states that Conditional uses must be planned in such a manner to assure that:

1. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.
2. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values with the neighborhood.
3. The establishment on the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

4. Adequate utilities access roads, drainage and/or other necessary facilities will be provided.
5. Adequate measures will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
6. The conditional use shall, in all respects, conform to the applicable regulations of the district in which it is located and the Board shall find that this is a public necessity.

STAFF DISCUSSION / ANALYSIS: The Conditional Use Permit process allows the Village to establish site-specific conditions upon a particular use to assure that the use does not adversely impact the neighborhood. The Plan and Zoning Commission will need to consider what conditions, if any, should be a part of the conditional use permit. Staff recommended conditions are listed below and can be altered by the PZC as necessary.

VILLAGE STAFF RECOMMENDATION: Village staff recommend the PZC impose the following conditions on the conditional use permit:

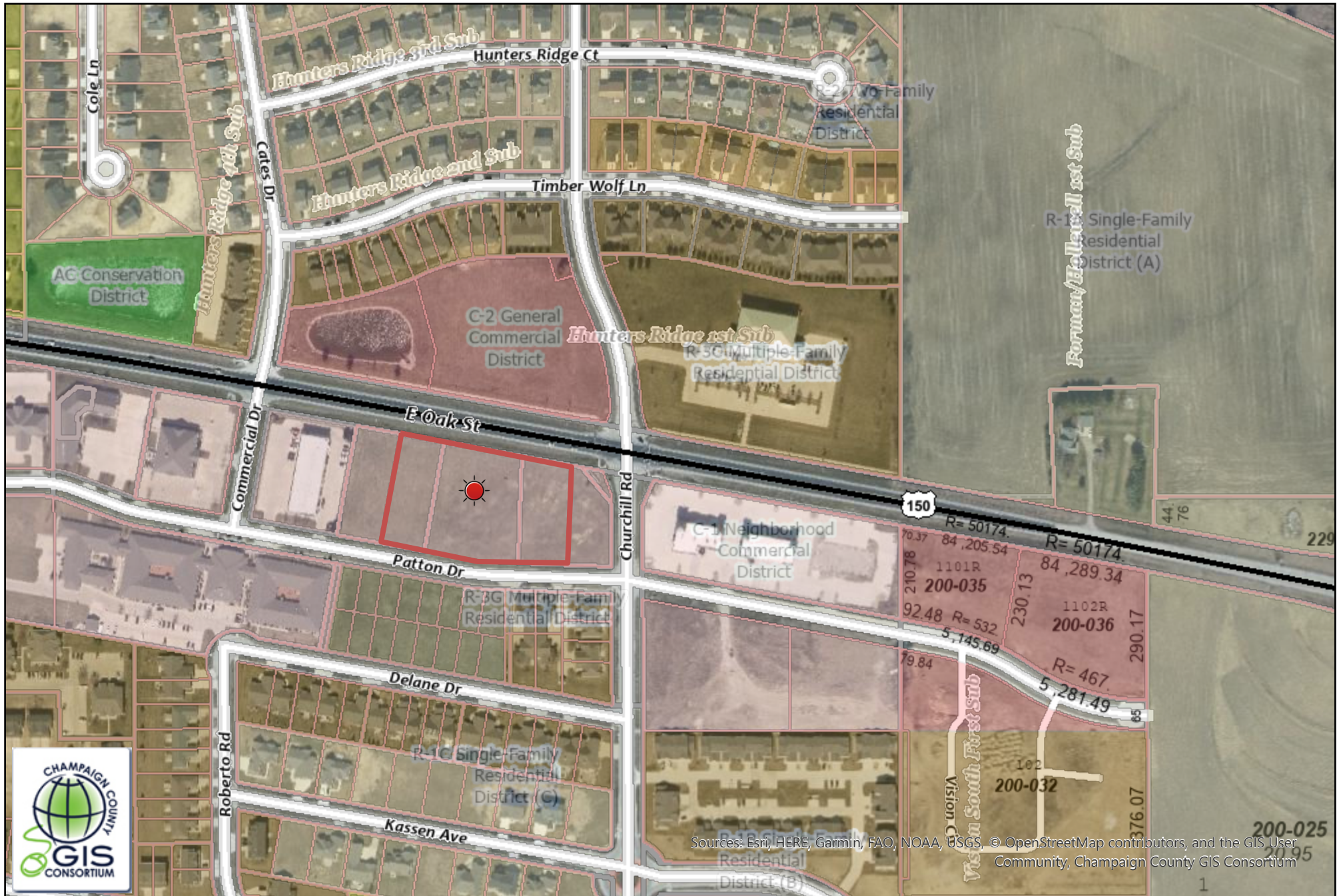
1. Site development must substantially comply with the Site Plan as presented to the PZC (Site Plan dated April 4, 2023).
2. Landscaping plan must be submitted which provides a perimeter parking lot buffering.
3. Only exterior lighting fixtures that are full cut-off / fully shielded which minimizes skyglow, glare and light trespass shall be permitted.
4. A shared use monument style freestanding sign of up to 75 sq ft in area and a maximum of six (6) feet in height will be permitted along the frontage of Oak Street. No other freestanding signage allowed along the frontage of Oak Street.
5. The site must obtain Site Development Plan approval prior to the start of any site construction and be fully compliant prior to any new building permit application or occupancy permit application.
6. All activities must be carried out in accordance with the appropriate Village, State, and Federal permits and rules and regulations. Any conflicts between the permit applications and the Site Plan must be resolved with the appropriate agencies.
7. The site must comply with all applicable provisions of the Zoning Ordinance.
8. The lots must be assembled by replat subdivision, zoning lot formation or other mechanism assuring the land functions, operates and is owned by one entity.

PROCEDURES: A draft resolution is presented with staff recommendations for conditions. However, the commission should consider the public hearing testimony and the testimony of the petitioner in the meeting and request modifications as needed.

ATTACHMENTS:

- 1) Property Aerial / Zoning Map
- 2) Draft Resolution
- 3) Exhibit - Site Plan
- 4) Exhibit – Building Rendering
- 5) Exhibit – C-1 Uses
- 6) Conditional Use Application

CU2023-01 Hartman Family Development LLC



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

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RESOLUTION FOR PLAN & ZONING COMMISSION

A Resolution Concerning a Conditional Use Permit for a mixed-use commercial development with drive-through facilities in the C-1 Neighborhood Commercial District

- 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, including Comprehensive Plan designations and policies for the use of land and for zoning establishment and amendment within the corporate Limits of the Village of Mahomet, Illinois; and,
- WHEREAS,** the Petitioner, Hartman Family Development LLC, requested a conditional use permit be granted under the terms of the Village Zoning Ordinance to allow for a mixed-use commercial development with drive-through facilities on land located within the C-1 Neighborhood Commercial District; and,
- WHEREAS,** the subject project is located north of Patton Drive, south of Oak Street and approximately 100 feet west of Churchill Road and the legal description for the proposed Conditional Use Permit is as follows:
- Lot 439 in Conway Farm Subdivision Commercial Development per plat recorded December 1, 2004, as Document No. 2004R37513 in Champaign County, Illinois.
- Lot 438B of Replat of Lot 438 of Conway Farm Subdivision Commercial Development, per plat recorded July 15, 2005, as Document No. 2005R19980 in Champaign County, Illinois.
- Lot 440A of Replat of Lot 440 in Conway Farm Subdivision Commercial Development, per plat recorded December 8, 2022 as Document No. 2022R21458 in Champaign County, Illinois.
- WHEREAS,** the Petitioner has submitted certain documents for review and approval by the Village; and,
- WHEREAS,** a Public Hearing concerning the proposed Conditional Use Permit was held on April 4, 2023 by the Plan and Zoning Commission to solicit evidence and testimony from the public; and,
- WHEREAS,** the Village Planner, Village Engineer, and Village Attorney provided staff with technical background, review and analysis regarding the requested conditional use; and,
- WHEREAS,** the Plan and Zoning Commission met and reviewed the evidence and testimony submitted and considered all of the available factual evidence concerning the requested action; and,

WHEREAS, the Plan and Zoning Commission adopted findings of fact and further provided a recommendation to the Board of Trustees to approve the requested action.

BE IT THEREFORE RESOLVED this 4th day of April, 2023 by the Plan and Zoning Commission of the Village of Mahomet that:

1. The Plan and Zoning Commission does hereby recommend the Board of Trustees **GRANT / DENY** the requested Conditional Use Permit for mixed-use commercial development with drive-through facilities at the above described property.
2. The Plan and Zoning Commission does hereby further state that the conditional use shall be subject to the following conditions:
 - a) Site development and building design must substantially comply with the Site Plan and Building Renderings as presented to the PZC (dated April 4, 2023).
 - b) Landscaping plan must be submitted which provides a perimeter parking lot buffering.
 - c) Only exterior lighting fixtures that are full cut-off / fully shielded which minimizes skyglow, glare and light trespass shall be permitted.
 - d) A shared use monument style freestanding sign of up to 75 sq ft in area and a maximum of six (6) feet in height will be permitted along the frontage of Oak Street. No other freestanding signage allowed along the frontage of Oak Street.
 - e) The six {6} parking spaces at the southwest corner of the parking lot must be designated as a future cross-access connection to future development on adjacent property to the west. A cross-access connection would only be required when the Village identifies a need for the connection to accommodate access to the adjacent lot. Proper access easements must be provided upon request by the Village.
 - f) The site must obtain Site Development Plan approval prior to the start of any site construction and be fully compliant prior to any new building permit application or occupancy permit application.
 - g) All activities must be carried out in accordance with the appropriate Village, State, and Federal permits and rules and regulations. Any conflicts between the permit applications and the Site Plan must be resolved with the appropriate agencies.
 - h) The site must comply with all applicable provisions of the Zoning Ordinance.
 - i) The lots must be assembled by replat subdivision, zoning lot formation or other mechanism assuring the land functions, operates and is owned by one entity.
 - j) _____

k) _____

3. The Plan and Zoning Commission does hereby confirm the following findings of fact regarding the requested Conditional Use Permit:
- a. The establishment, maintenance, or operation of the Conditional Use **WILL / WILL NOT** be detrimental to or endanger the public health, safety, morals, comfort or general welfare;
 - b. The conditional use **WILL / WILL NOT** be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted nor substantially diminish and impair property values within the neighborhood;
 - c. The establishment of the conditional use **WILL / WILL NOT** impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
 - d. Adequate utilities, access roads, drainage, and/or other necessary facilities **WILL / WILL NOT** be provided;
 - e. The conditional use **DOES / DOES NOT** in all other respects conform to the applicable regulations of the district in which it is located;
 - f. There **IS / IS NOT** a public necessity for the conditional use at this site;
 - g. The proposed conditional use **DOES / DOES NOT** conform with the intent of the Village Comprehensive Plan.
 - h. The proposed conditional use **WILL / WILL NOT** be compatible with the established land use pattern in the vicinity.
 - i. The site **IS / IS NOT** suitable for the proposed conditional use.
 - j. The proposed conditional use **WILL / WILL NOT** significantly adversely impact existing traffic patterns.
 - k. Adequate facilities for municipal water supply and wastewater disposal **ARE / ARE NOT** available for the site.
 - l. Adequate provisions for stormwater drainage **ARE / ARE NOT** available for the site.
 - m. The proposed conditional use **WILL / WILL NOT** adversely impact police protection, fire protection, schools, or public facilities.
 - n. The proposed conditional use **WILL / WILL NOT** conflict with existing public commitments for planned public improvements.

- o. The proposed conditional use **WILL / WILL NOT** preserve the essential character of the neighborhood in which it is located.
 - p. The proposed conditional use **WILL / WILL NOT** alter the population density pattern and **WILL / WILL NOT** adversely impact public facilities.
 - q. The proposed conditional use **WILL / WILL NOT** result in private investment that will be beneficial to the proper development of the community.
 - r. _____

4. The approval recommended above shall be subject to the fulfillment of the conditions set forth in Item 2 above. In the event that these conditions are not fulfilled, the Conditional Use Permit may become void and no occupancy permit for the project may be issued, or the occupancy permit previously issued may be revoked.

Chair, Plan and Zoning Commission

CODE SUMMARY – 1608-1612 Patton Drive

Referenced Codes

2015 International Building Code
2015 International Fire Code
2015 International Mechanical Code
2015 International Fuel Gas Code
2014 National Electrical Code
2018 Illinois Plumbing Code
2018 Illinois Accessibility Code
2018 Illinois Energy Conservation Code
2010 Americans with Disabilities Act
2015 NFPA 101 Life Safety Code
2015 NFPA 13
All Other Applicable State Codes

Chapter 3 – Use & Occupancy Classification

304.1
Shell Building Only: Future Use Groups:
A-2 Assembly
M Mercantile
B Business

Chapter 6 – Types of Construction

602
Construction Classification Type V-B.

Table 601
0 Hour Rated Structural Frame
0 Hour Rated Exterior Bearing Walls
0 Hour Rated Interior Bearing Walls
0 Hour Rated Interior Non-Bearing Walls
0 Hour Rated Floor Construction
0 Hour Rated Roof Construction

Table 602
Fire separation distance exterior wall ratings:

North Side: Fire separation distances greater than 30 feet; 0 hour rating
West Side: Fire separation distance greater than 30 feet; 0 hour rating
South Side: Fire separation distance greater than 30 feet; 0 hour rating
East Side: Fire separation distance greater than 30 feet; 0 hour rating

Chapter 5 – General Building Heights & Areas

Building A = 4,080 s.f.
Building B = 4,964 s.f.
Building C = 7,830 s.f.

Table 504.3, 504.4, 506.2

Height/Area
A-2 Base Limitations
2 Story, 60' high
24,000 s.f.
M Base Limitations
2 Story, 60' high
38,000 s.f.
B Base Limitations
3 Story, 60' high
36,000 s.f.

Actual Building
1 Story, 20' high (Okay)
4,080 s.f. (Okay)

508.3
Designed as non-separated mixed use.

Chapter 7 – Fire Resistance Rated Construction

705.9.2
Analysis not required per Exception 2.

705.11
Parapet not required per Exception 1

714.4.1.2
Penetrations through non fire rated assemblies per 714.4.1.2.

717.6.3
Duct penetrations through non fire rated assemblies shall comply with Option 2.

717.7
Flexible ducts shall not pass through non rated assemblies.

718.2.2
Fireblocking provided in concealed wall spaces at intersection with ceiling and at horizontal intervals not to exceed 10'.

718.2.3
Fireblocking provided in connections between horizontal and vertical spaces with combustible construction.

718.4.3
Attic draftstopping not required per Exception

Chapter 8 – Interior Finishes

Table 803.1.1
Exit Passageways and Exit Enclosures

Use Group A-2 Sprinklered - Class B
Use Group M Sprinklered - Class B
Use Group B Sprinklered - Class B

Corridors
Use Group A-2 Sprinklered - Class B
Use Group M Sprinklered - Class C
Use Group B Sprinklered - Class C
Rooms & Enclosed Spaces
Use Group A-2 Sprinklered - Class C
Use Group M Sprinklered - Class C
Use Group B Sprinklered - Class C

Chapter 9 – Fire Protection Systems

Building protected by NFPA 13 compliant sprinkler system per 903.3.1.1

903.4
Sprinkler system electrically supervised by listed fire alarm control unit.

903.4.1
All alarm signals monitored by approved central supervising station.

903.4.2
Activation of sprinkler system shall trigger fire alarm system and audible alarm devices.

906.1
Portable fire extinguishers provided per IFC requirements and installed per NFPA 10

906.3
Fire extinguishers shall be minimum 2-A rated and shall have a maximum travel distance of 75 feet to an extinguisher from any part of the building. Maximum of 1,500 s.f. of floor area per unit of A in extinguishers.

906.6
Fire extinguisher mounting no more than 42" a.f.f. to top and minimum of 4" clear at bottom

Chapter 10 – Means of Egress

Determined during tenant build outs.

Chapter 16 – Structural Design

1603.1.6
Design soil bearing capacity 2,000 #/sf

Table 1604.3
Category I Structure

Table 1607.1
Design Live Loads
All areas = 100 p.s.f.

1608
Design roof snow load 30 p.s.f.

1609
Basic Wind Speed = 90 mph
Wind Importance Factor $I_w = 1.00$ (Table 1604.5)
Building Category = I
Wind Exposure = B
Internal Pressure Coefficient = +13.2 psf to -13.2 psf

Earthquake Design Data Parameters (1603.1.5)
Seismic Importance Factor, $I_e = 1.00$ (Table 1604.5)
Seismic Use Group = I
Mapped Spectral Response Accelerations, $S_s = 0.20$
 $S_1 = 0.08$

Site Class = D
Spectral Response Coefficients $S_{DS} = 0.213$
 $S_{D1} = 0.126$

Site Coefficients $F_a = 1.6$
 $F_v = 2.4$
Spectral Response Accelerations $S_{MS} = 0.32$
 $S_{M1} = 0.19$

Design Spectral Response Acceleration $S_{MS} = 0.213$
 $S_{M1} = 0.126$
Seismic Design Category (Short Period) = B
Seismic Design Category (1 Second) = B
Basic Seismic Force Resisting System = A.13
Seismic Response Coefficient, $C_R = 0.032$
Response Modification Factor: $R = 6.5$

Chapter 18 – Soils and Foundations

1803.2
Soil and foundation report previously developed by P.E. for site and utilized for basis of structural design. Reports will be made available to building official.

1803.5.1
Soil classification per soil report.

1803.6
Soil report will be made available to contractors and building officials.

Chapter 19 – Concrete

1901.2 and 1908
Concrete designed in compliance with ACI 318 and as modified in Section 1908

1903
Concrete tested by third party engineer per this section. Reports will be made available to building official.

1905.12
Cold weather concrete placement to conform to ACI 318, Section 5.12

1905.13
Hot weather concrete placement to conform to ACI 318, Section 5.13

Chapter 21 – Masonry

2101.3
Refer to drawings for reinforcing and wall tie information

2103.4
Joint reinforcement to comply with referenced standards.

Chapter 24 – Glass and Glazing

2406.4
Interior safety glazing provided in following locations, and as noted on drawings
1. Swinging doors
2. Glazing adjacent to doors per 2406.3, Item #6
3. Exposed glazing with pane area greater than 9 sq. ft. and with bottom within 18" of floor and with top greater than 36" above floor

Chapter 25 – Gypsum Board and Plaster

2506.2
All gypsum board and related accessories shall conform to referenced standards.

Chapter 26 – Plastic

2603.2 & 2603.5.6
All foam plastics will be labeled per requirements

2603.3
All foam plastics will have a flame spread less than 75 and a smoke developed index less than 400, except as provided in Exception 3.

2603.5.2
Exterior wall foam plastic thermal barrier provided

2603.5.3
Foam plastic tested potential heat shall comply with NFPA 259 and NFPA 285

2603.5.4
All exterior wall foam plastics will have a flame spread less than 25 and a smoke developed index less than 450, except as provided in Exception 3.

2603.6
All roof foam plastics shall be tested in accordance with ASTM E108 or UL790

ILLINOIS ACCESSIBILITY CODE ANALYSIS

Reference Section 400.310

All new construction fully accessible per IAC requirements.

ZONING DATA

CURRENT ZONING	C-1	COMMERCIAL SETBACKS (AS SHOWN ON PLAN)
FRONT	25'	
SIDE	0'	
REAR	25'	
PROPOSED ZONING	C-2	COMMERCIAL SETBACKS
FRONT	15'	
SIDE	0'	
REAR	25'	

PARKING SUMMARY

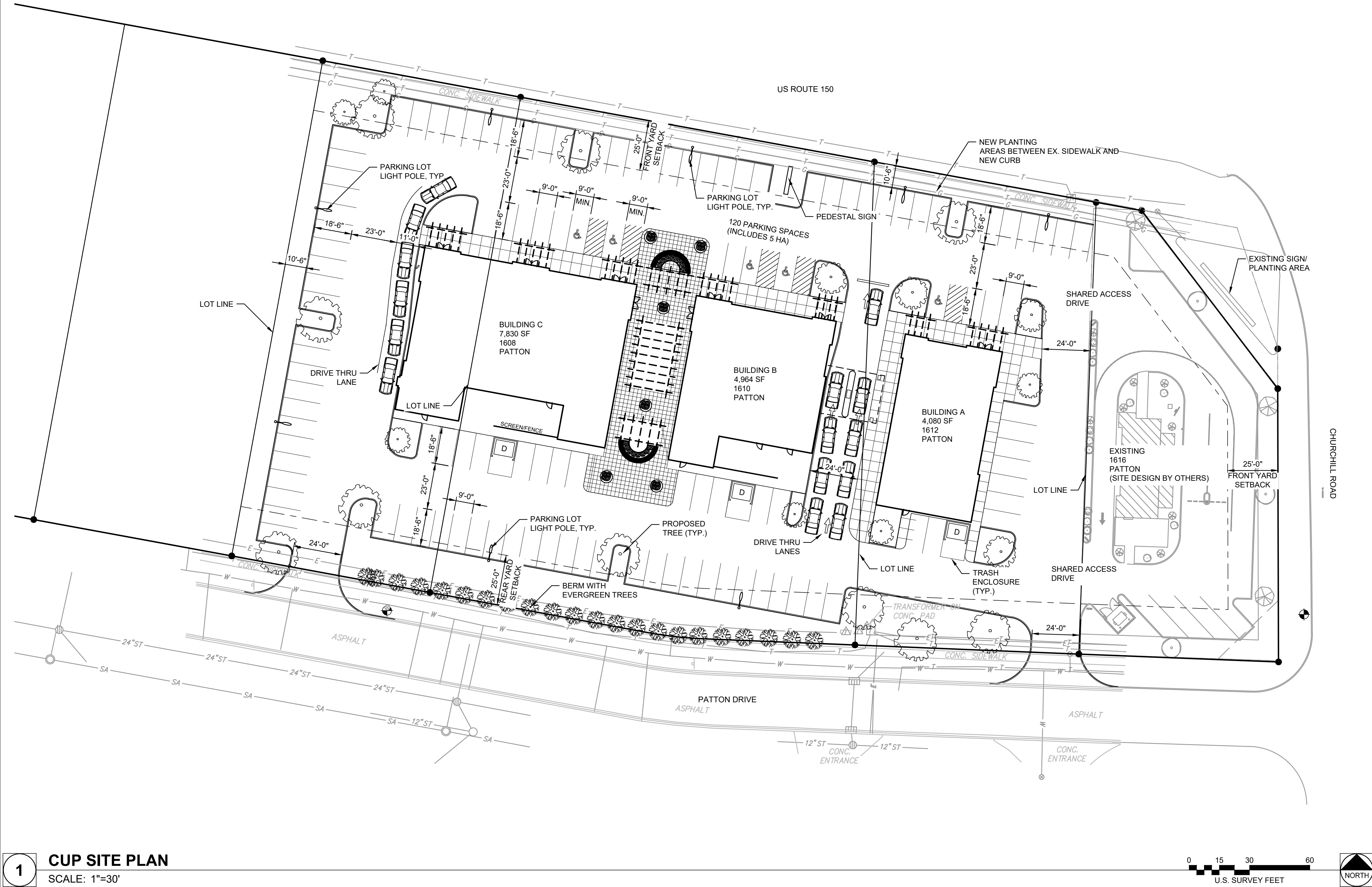
BUILDING SIZE (TOTAL)	=	16,874	SF
REQUIRED PARKING	=	1	SPACE PER 300 SF
REQUIRED PARKING	=	57	SPACES
PROVIDED PARKING	=	120	SPACES
STANDARD PARKING	=	115	SPACES
ACCESSIBLE SPACES	=	5	SPACES (REQ'D)
TYPICAL PARKING SPACE		9' x 18.5'	
ADA SPACE		9' x 18.5'	

BUILDING SUMMARY

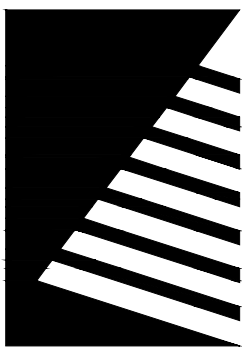
BUILDING A	4,080 17' - 4" 20' - 0"	SF PARAPET HEIGHT MAXIMUM HEIGHT
BUILDING B	4,964 17' - 4" 20' - 0"	SF PARAPET HEIGHT MAXIMUM HEIGHT
BUILDING C	7,830 17' - 4" 20' - 0"	SF PARAPET HEIGHT MAXIMUM HEIGHT

LANDSCAPE SUMMARY

- 1 - 3" CALIPER TREE PER 10 PARKING SPACES REQUIRED
- 120 PARKING SPACES PROVIDED (INCLUDES 5 HANDICAP SPACES)
- 12 TREES REQUIRED / 20 SHOWN (FINAL AMOUNT TO BE DETERMINED)



1 CUP SITE PLAN
SCALE: 1"=30'



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:

SITE PLAN - As
presented to the PZC
April 4, 2023

Project Status
NOT FOR CONSTRUCTION

PROJECT:
CHURCHILL COMMONS

FAIRLAWN
DEVELOPMENT

VILLAGE OF MAHOMET
CHAMPAIGN CO., ILLINOIS

DATE: 03/24/2023

DESIGNED: TWK

DRAWN: DJM

REVIEWED: TWK

FIELD BOOK NO.:

SHEET TITLE:

CUP SITE PLAN

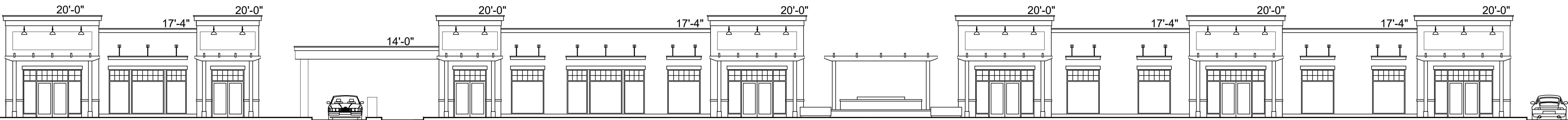
SHEET NUMBER:

1

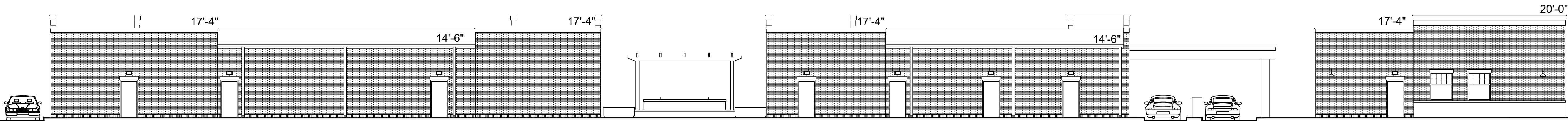
PROJECT NO.: 0230224.00



Churchill Commons
North Elevation
SCALE: 3/32"=1'-0"



Churchill Commons
North Elevation
SCALE: 3/32"=1'-0"



Churchill Commons
South Elevation
SCALE: 3/32"=1'-0"

General Notes

BUILDING RENDERINGS - As presented to the PZC April 4, 2023

Seal

Expires 11-30-24

Signature		Date
No.	Revision/Issue	Date

Firm Name and Address

JSM
Development Services, LLC
505 S. FIFTH STREET
CHAMPAIGN, ILLINOIS 61820
(217) 359-5835 (217) 359-5839 -FAX
IL. LICENSE # 184.004870-0001

Project Name and Address

Churchill
Commons
New Shell Building A
1612 Patton Dr.
Mahomet, IL

Project	22-69 A	Sheet
Date	—	A1.1
Scale	—	

§ 152.031 C-2 GENERAL COMMERCIAL DISTRICT.

The purpose of the C-2 General Commercial District is to provide for a wide range of retail, service, mixed, office and commercial uses. The C-2 District is intended as a moderate intensity commercial district for uses serving a community wide trade area.

(A) Permissive uses:

- (1) Assisted living retirement community;
- (2) Public park or playground;
- (3) Church;
- (4) Public school, elementary and high, or private school having a curriculum equivalent to a public elementary or public high school and having no rooms regularly used for housing or sleeping purposes;
- (5) Golf course;
- (6) Bank or financial institution;
- (7) Dressmaking, tailoring, shoe repairing, repair of household appliances and bicycles, catering, and other uses of a similar character;
- (8) Mortuary or funeral home;
- (9) Office or office buildings;
- (10) Personal service uses including barber shop, beauty parlor, photographic or art studio, newspaper, florist, laundry service, animal grooming and other uses of a similar character;
- (11) Nursery, pre-kindergarten, kindergarten, play, special and other private school or day care center;
- (12) General merchandise retail store, in connection with which there shall be no slaughtering of animals or poultry, nor commercial fish cleaning and processing on the premises;
- (13) Restaurants, cafeterias, bars and taverns, donut/bakery shop and other uses of a similar character;
- (14) Computer and personal electronics sales and repair;
- (15) Private indoor recreational or fitness facility;
- (16) Specialty retail store, such as apparel, jewelry, book, shoe, stationary, antique and other similar stores;
- (17) Automobile service station or gas station;
- (18) Bowling alley or billiard parlor;
- (19) Business, commercial or trade school;
- (20) Dancing or music academy;
- (21) Display and salesroom;
- (22) Hotel or motel;
- (23) Laboratory, research, experimental or testing;
- (24) Automobile repair shop;
- (25) Radio or television broadcasting station or studio;
- (26) Property rental or real estate agency;
- (27) Animal clinic or animal hospital;
- (28) Used or new car, trailer or boat sales or storage lot;
- (29) Dyeing, cleaning, laundry, printing, painting, plumbing, tin-smithing, tire sales and service, upholstery and other general service or repair establishment of similar character. Not more than 10% of the lot or tract occupied by the establishment shall be used for the open and unenclosed storage of materials or equipment;
- (30) Grocery store;
- (31) Packaged food storage and/or distribution center;
- (32) Drive-through or drive-in facility, see standards in §152.053;
- (33) Animal boarding;
- (34) Automobile/vehicle sales building/lot;

- (35) Medical, chiropractic, eye, or dental clinic;
- (36) Check-cashing or short term loan service;
- (37) Heating and air conditioning sales and service;
- (38) Theater, not including drive-in theater;
- (39) Private club or lodge;
- (40) Car wash;
- (41) Convenience store with or without gasoline sales;
- (42) Automobile parking lot, storage lot or parking garage;

(B) Conditional uses:

- (1) Farm implements, sale and repair;
- (2) Farm store or feed store, including accessory storage of liquid or solid fertilizer;
- (3) Drive-in theater;
- (4) Lumberyard and building materials storage or sales;
- (5) Bakery for off-site sales;
- (6) Bottling works;
- (7) Wholesale equipment or warehouse in a completely enclosed building;
- (8) Taxi or bus terminal;
- (9) Greenhouse incidental to retail sale;
- (10) Public utility substation;
- (11) Shopping center;
- (12) Mixed-use;
- (13) Self-service storage or mini-warehouse facility;
- (14) Towing service;
- (15) Woodworking shop;
- (16) Animal daycare;
- (17) Hospital;
- (18) Travel plaza or truck stop;
- (19) Mobile or modular home sales lot;
- (20) Landscaping contractor/business;
- (21) Commercial outdoor recreation;
- (22) Micro-brewery;
- (23) Dwelling, when located with any use of the C-2 District.

(Ord. passed 7-23-2002; Ord. 12-01-01, passed 1-24-2012; Ord. 17-09-02, passed 9-26-2017; Ord. 17-11-06, passed 11-28-2017)

Case Name: _____

**REQUEST FOR CONDITIONAL USE
VILLAGE OF MAHOMET**

DO NOT WRITE IN THIS SPACE – FOR OFFICE USE ONLY

Date Filed: _____ Date of Hearing: _____

Date of Published Notice: _____ Newspaper: _____

Fee Paid – Receipt No.: _____ Amount: \$500.00 Date: _____

Comments (indicate other actions such as continuances): _____

Action by Board on Request: _____

NOTICE TO APPLICANTS

1. A Conditional Use Permit is a Zoning adjustment which permits a change in district requirements and which permits uses not normally allowed by strict application of the ordinance. The Village of Mahomet may impose any conditions of acceptance which it deems to be in the best interests of the community, to which the applicant must abide. Those conditions may include compliance to a site development plan.
2. No Conditional Use Permit will be granted which would adversely affect surrounding property or the general neighborhood. All Conditional Uses must be in harmony with the intent and purpose of the Zoning Ordinance.
3. There will be no refund of application fee for any Conditional Use Permit not granted or withdrawn.
4. No incomplete applications will be acted upon.
5. Granting a Conditional Use Permit requires that the Village hold a Public Hearing regarding the request and publication of a Public Notice 15 days in advance of the Hearing. Applicants are urged to coordinate their activities with Village staff to assure consideration of their request in as timely a manner as is reasonably possible.

DATE ON APPLICANT AND OWNERSName of Applicant(s): Chris Hartman Phone: 217-239-0911Address of Applicant(s): 2500 Galen Dr. Ste. 10 Champaign, IL 61821-0000Property Interest of Applicant(s): Owner, Hartman Family Development, LLC
(Owner, Contract Purchaser/Agent, etc.)Name of Owner: Hartman Family Development, LLCAddress of Owner: 2500 Galen Dr. Ste. 10 Champaign, IL 61821-0000**ADDRESS, AND DESCRIPTION OF PROPERTY**Address: Various: 1608 Patton Dr, Mahomet, IL 61853; 1610 Patton Dr, Mahomet, IL 61853;
1612 Patton Dr, Mahomet, IL 61853Width of Lot: See Site Plan Length of Lot: See Site Plan Lot Area (Square feet): 99,434.49 SFTax Parcel Number: Multiple: 15-13-14-313-006, 15-13-14-313-003, 15-13-14-313-012Legal Description (or attach legal description): See attached legal description**LAND USE AND ZONING**Present Zoning: C-1Present Land Use: Lawn, vacant/currently undevelopedProposed Land Use: Proposed C-2 Zoning, Proposed Land Use: Commercial

	Surrounding Zoning	Surrounding Land Use
North	<u>C-2</u>	<u>Lawn, vacant/currently undeveloped</u>
South	<u>R3G / R3C</u>	<u>Residential - attached & detached Single Family</u>
East	<u>C-1</u>	<u>Commercial - Retail & Office Space</u>
West	<u>C-1</u>	<u>Commercial - Restaurant, Retail, & Office Space</u>

Case Name: _____

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West	<u>C-1</u>	<u>Commercial - Restaurant, Retail, & Office Space</u>

REASONS FOR REQUEST FOR CONDITIONAL USE PERMIT

NOTE: The Following questions must be answered completely. If additional space is needed, attach extra pages to the application. Before answering, read the **Notice to Applicants** attached.

1. Describe in detail the proposed conditional use being requested.

Conditional Use requested to allow drive through lanes/facilities as part of the proposed development. The attached Site Plan shows 3 buildings, 2 of which with drive through lanes.

2. Are there other sites available for the proposed use? Explain.

None currently identified as available.

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

High traffic volume area just off of Route 150, with close proximity to interstates and residential subdivisions make the project location a prime commercial development site.

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

5. Is the subject property planned to be improved? Yes ☒ No _____

When? Early 2024 closing

What improvements are planned? Retail buildings, pavement, a parking lot, utilities, various site features, grading and landscaping, signage

6. Will the grant of conditional use in the form requested be in harmony with the neighborhood and not contrary to the intent and purpose of the Zoning Ordinance? Elaborate.

Yes, the request will be in harmony with the neighborhood and purpose of the Zoning Ordinance by providing needed and desired commercial uses on existing commercial district zoned lots near residential and high traffic areas, while adhering to other zoning district regulations.

Case Name: _____

**REQUEST FOR CONDITIONAL USE
VILLAGE OF MAHOMET**

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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 April 4, 2023

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

PROJECT: **MAP 2023-01: Prairieside LRSD Subdivision Phase 1 (Final Plat)**

PETITIONER: Vertical Tower Partners, LLC

ENGINEER: Farnsworth Group

REQUESTED ACTION: **Recommendation to the Board of Trustees (BOT)
Approval of Final Plat and requested waivers**

INTRODUCTION: The Plan and Zoning Commission is asked to consider all the documents concerning the Final Plat for Prairieside LRSD Subdivision Phase 1. The subdivision contains 14 detached single-family lots and seven 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 on the north side of future South Mahomet Road (currently under construction) approximately 1900 feet west of the South Mahomet Road / Churchill Road roundabout. The final plat includes 6.543± 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 - 2021R12611). The phasing of this plat and plans is not consistent with the approved development plan. The developer intends to phase from west to east in lieu of east to west. Staff support this approach as it yields fewer issues with temporary storm management facilities and erosion control issues. The agreement allows for alterations if beneficial to the public as well as the developer.

WAIVERS REQUESTED: The following three (3) waivers have been requested by the applicant to support the final plat as presented.

1. Waiver of Preliminary Plat to allow submission of Final Plat and Construction Plans.
2. Waiver of the cul-de-sac length to allow a cul-de-sac that exceeds 800 feet in length by 60 feet.
3. Waiver of cul-de-sac right of way dedication and full radius from 110' diameter to a 60' easement to be vacated later with future extension and platting.

The additional waivers requested for the Construction Plans, a board only consideration, include sidewalk construction on only one side of the street; the construction and use of a temporary turnaround of 60' diameter cul-de-sac in lieu of a permanent 80' diameter PCC pavement with curb.

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 part of the Construction Plans which will be presented to the Board of Trustees this month.

AVAILABILITY OF PUBLIC UTILITIES: This site is adjacent to standard public municipal utilities. Extension of public utilities to serve the subdivision is expected. 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 west roadway intersection with South Mahomet Road (SMR) which in future phase will circle around and also have an east connection with South Mahomet Road. The site is only accessible from South Mahomet Road. All of the proposed lots will have public right-of-way frontage. SMR will be complete and accessible for construction traffic in mid summer and open to public traffic prior to home building.

STORMWATER MANAGEMENT: Construction Plans for the first subdivision phase will be presented to the BOT in April 2023. The detention basin that serves this phase exists within Conway Farms Subdivision and is adjacent to the north and west of the site. The construction plans include accommodation in pipe size/volume for stormwater from the latter phases of this subdivision and for the school property east of this neighborhood as required. This is the reason for the large easements in the plat between lots 102-103 and 111-112.

POLICE AND FIRE PROTECTION: The Village of Mahomet Police Department currently provides police protection to this site and is approximately 2 miles from the police station. This property is within the Cornbelt Fire Protection District and is approximately 2.2 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 were submitted to the Village for review. The recorded development agreement includes, by reference, the already underlying 2004 Conway Subdivision covenants. Some additional covenants and provisions will be necessary to support the development and the proposed plat. Village staff reviewed the materials and provided the developer's attorney with clauses for inclusion and identified a few minor modifications. Subject to the revisions, the documents appear to meet the technical requirements of the Village Subdivision Ordinance and the recorded development agreement. Staff will assure final documents are compliant and support the plat prior to recording.

FINAL PLAT / PROCEDURAL ISSUES: 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. One is that some additional language will be included on the plat to indicate the grading, planting and accessory structure restrictions where large stormwater pipes are located underground and flood routes are established. This is a customary practice now for transparency and clarity for future builders and buyers.

A unique feature of the plat is the use of outlots along the lake. This is a common practice when a floodway, flood fringe, or some other unbuildable portion of an otherwise buildable home site is present. In this case, the land area that must remain at a lower elevation than the BFE of the buildable portions of the lot. Because the lake was already platted into an outlot owned by the POA prior to this subdivision, this boundary line was established in concept. Rather than increase the responsibilities of the POA for the maintenance of more sloped shoreline, these outlots will be owned by the same owner of the adjacent buildable lot and be maintained by the same. The covenants will bind these lots and their respective outlots together permanently such that lot 103 and Outlot 103 must be deeded together in perpetuity.

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 and requested waivers subject to the standard conditions.

SUMMARY: A recommendation from the PZC to the BOT related to the approval of the Final Plat for Prairieside LSRD Subdivision Phase 1 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

MAP2023-01/LSRD2021-02



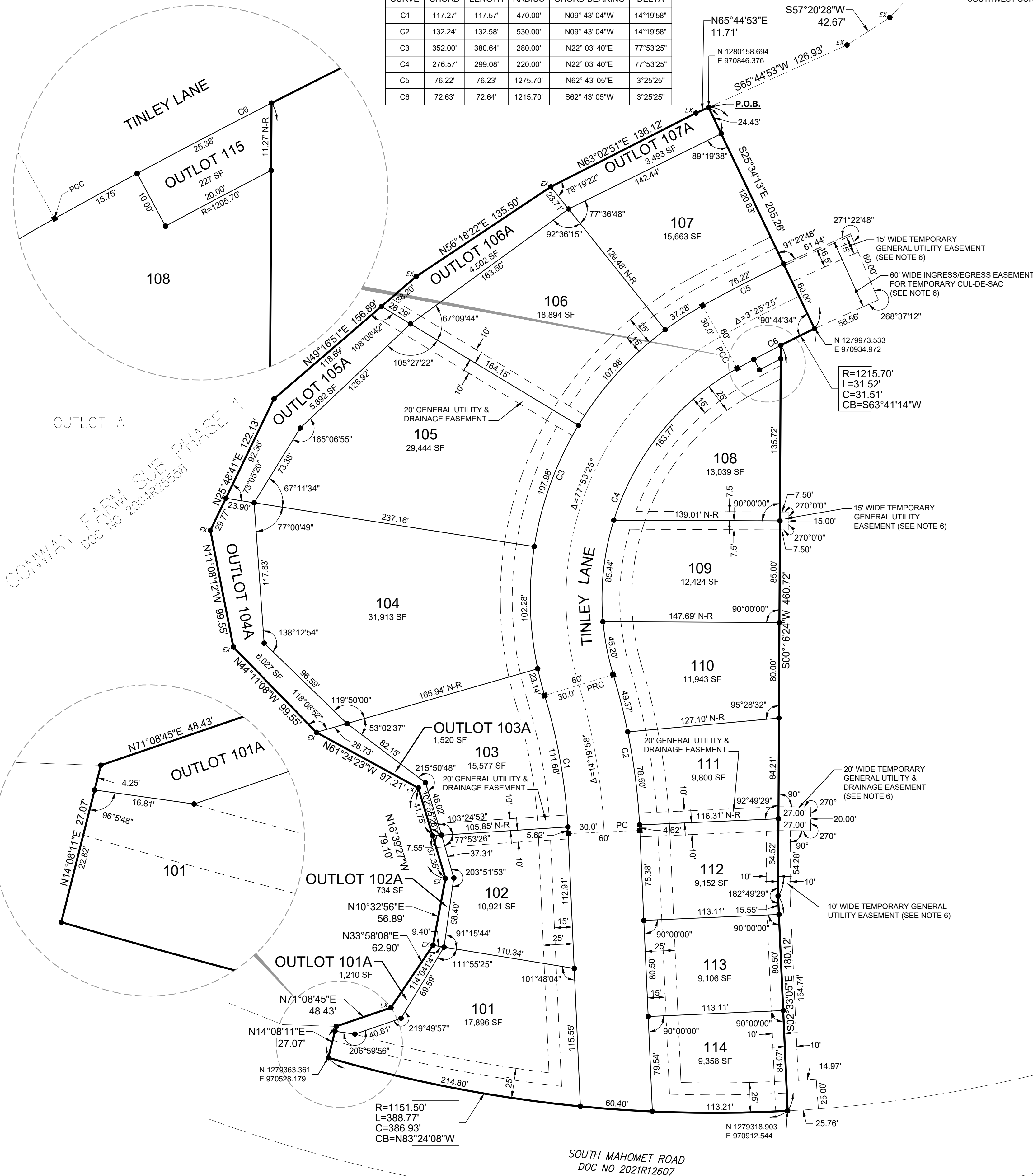
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PRAIRIESIDE LSRD SUBDIVISION PHASE ONE

PART OF THE NW 1/4 OF SECTION 23, TOWNSHIP 20 NORTH, RANGE 7 EAST OF THE 3RD PRINCIPAL MERIDIAN
VILLAGE OF MAHOMET, CHAMPAIGN COUNTY, ILLINOIS

CURVE TABLE					
CURVE	CHORD	LENGTH	RADIUS	CHORD BEARING	DELTA
C1	117.27'	117.57'	470.00'	N09° 43' 04"W	14°19'58"
C2	132.24'	132.58'	530.00'	N09° 43' 04"W	14°19'58"
C3	352.00'	380.64'	280.00'	N22° 03' 40"E	77°53'25"
C4	276.57'	299.08'	220.00'	N22° 03' 40"E	77°53'25"
C5	76.22'	76.23'	1275.70'	N62° 43' 05"E	3°25'25"
C6	72.63'	72.64'	1215.70'	S62° 43' 05"W	3°25'25"



SURVEYOR'S CERTIFICATE

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

A PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 20 NORTH, RANGE 7 EAST, OF THE THIRD PRINCIPAL MERIDIAN, VILLAGE OF MAHOMET, CHAMPAIGN COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF OUTLOT 109 OF CONWAY FARM SUBDIVISION PHASE 5 RECORDED ON DECEMBER 17, 2021 AS DOCUMENT NO. 2021R29449 IN THE CHAMPAIGN COUNTY RECORDER'S OFFICE, THENCE SOUTH 21°37'41" WEST, 26.69 FEET ALONG THE EASTERLY LINE OF OUTLOT A OF CONWAY FARM SUBDIVISION PHASE 1 RECORDED ON AUGUST 10, 2004 AS DOCUMENT NO. 2004R25568 IN SAID RECORDER'S OFFICE, THENCE SOUTH 42°40'18" WEST, 56.89 FEET ALONG SAID EASTERLY LINE; THENCE SOUTH 57°20'28" WEST, 42.67 FEET ALONG SAID EASTERLY LINE; THENCE SOUTH 65°44'53" WEST, 126.93 FEET ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING, THENCE SOUTH 25°34'13" EAST, 206.26 FEET SOUTHWESTERLY 31.52 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 1215.70 FEET AND WHOSE 31.51 FOOT CHORD BEARS SOUTH 63°41'14" WEST; THENCE SOUTH 00°16'24" WEST, 460.72 FEET SOUTHWESTERLY 180.12 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SOUTH MAHOMET ROAD AS PLATTED ON A PLAT OF RIGHT-OF-WAY DEDICATION RECORDED JUNE 1, 2021 AS DOCUMENT NO. 2021R12607 IN SAID RECORDER'S OFFICE; THENCE WESTERLY 388.77 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE BEING THE ARC OF A NON-TANGENTIAL CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 1151.50 FEET AND WHOSE 386.93 FOOT CHORD BEARS NORTH 83°24'08" WEST; THENCE NORTH 14°08'11" EAST, 27.07 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO A BEND IN THE EASTERLY LINE OF SAID OUTLOT A; THENCE NORTH 71°08'45" EAST, 48.43 FEET ALONG THE EASTERLY LINE OF SAID OUTLOT A; THENCE NORTH 33°58'08" EAST, 62.90 FEET ALONG SAID EASTERLY LINE; THENCE NORTH 10°32'36" EAST, 56.89 FEET ALONG SAID EASTERLY LINE; THENCE NORTH 16°39'27" WEST, 79.10 FEET ALONG SAID EASTERLY LINE; THENCE NORTH 61°24'23" EAST, 97.21 FEET ALONG SAID EASTERLY LINE; THENCE NORTH 44°11'08" WEST, 99.55 FEET ALONG SAID EASTERLY LINE; THENCE NORTH 11°08'12" WEST, 99.55 FEET ALONG SAID EASTERLY LINE; THENCE NORTH 25°48'41" EAST, 122.13 FEET ALONG SAID EASTERLY LINE; THENCE NORTH 49°16'51" EAST, 156.89 FEET ALONG SAID EASTERLY LINE; THENCE NORTH 56°18'22" EAST, 135.50 FEET ALONG SAID EASTERLY LINE; THENCE NORTH 63°02'51" EAST, 136.12 FEET ALONG SAID EASTERLY LINE; THENCE NORTH 65°44'53" EAST, 11.71 FEET ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING, CONTAINING 6.543 ACRES, MORE OR LESS.

THIS PROPERTY HAS BEEN SUBDIVIDED INTO 14 LOTS, NUMBERED 101 THROUGH 114, INCLUSIVE, 8 OUTLOTS, NUMBERED 101A THROUGH 107A, INCLUSIVE AND 115, THE STREETS AND EASEMENTS AS SHOWN. SAID SUBDIVISION IS TO BE KNOWN AS "PRAIRIESIDE LSRD SUBDIVISION PHASE ONE" 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 MAP FOR THE VILLAGE OF MAHOMET (COMMUNITY NO. 170029), CHAMPAIGN COUNTY, ILLINOIS, MAP NO. 17019C0267D, 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 XX DAY OF XXXXXX, 2023.

PRELIMINARY

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

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

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.

NOTES:

- PRAIRIESIDE LSRD SUBDIVISION PHASE ONE IS LOCATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF MAHOMET, CHAMPAIGN COUNTY, ILLINOIS.
- BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CURRENT APPLICABLE VILLAGE OF MAHOMET ZONING ORDINANCE REQUIREMENTS AND DEVELOPMENT AGREEMENT.
- LOT LINES EXTENDING FROM CURVED STREET LINES ARE RADIAL UNLESS OTHERWISE NOTED.
- DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. DISTANCES ALONG CURVED LINES ARE CHORD DISTANCES.
- FIELD WORK FOR THIS SURVEY WAS COMPLETED ON XXXXXX XX, 2023.
- NOT INCLUDED WITHIN THE BOUNDARY OF THIS SUBDIVISION IS A TEMPORARY INGRESS-EGRESS EASEMENT AND THREE TEMPORARY GENERAL UTILITY EASEMENTS AS SHOWN ON THIS PLAT. SAID EASEMENTS ARE TO BE DEDICATED TO THE PUBLIC UPON ACCEPTANCE AND RECORDING OF THIS PLAT BY THE VILLAGE OF MAHOMET. THE UNDERLYING PROPERTY IN THE AREA OF SAID EASEMENTS IS IN POSSESSION OF THE OWNER OF SAID SUBDIVISION. SAID EASEMENTS ARE IN EFFECT UNTIL RECORDING OF FUTURE ADDITIONS THAT ENCOMPASS SAID TEMPORARY EASEMENTS.
- COORDINATES SHOWN ON THE FACE OF THIS PLAT ARE REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (1201), NAD 1983, CURRENT ADJUSTMENT.

ENGINEER/SURVEYOR
FARNSWORTH GROUP, INC.
2709 MCGRAW DRIVE.
BLOOMINGTON, IL 61704
(309)663-8435

OWNER/DEVELOPER
VERTICAL TOWER PARTNERS, LLC
1107 S. DIVISION ST.
MAHOMET, IL 61853
(217)840-1125

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: CRAIG M. EARL, PE # 062-054466

OWNER/DEVELOPER:

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 _____, 2023

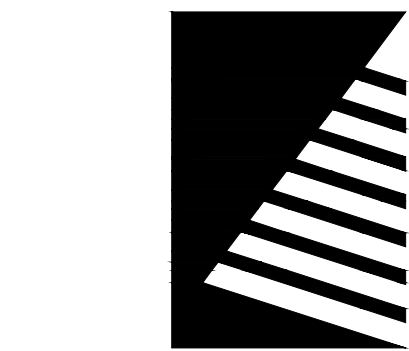
CHAIRPERSON

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)

EXISTING TAX ID NOS.
PARCEL: 15-13-23-100-015
PART OF 15-13-23-100-017
PART OF 15-13-23-101-093
NW 1/4, SEC 23, T20N, R7E, 3RD PM



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:
Vertical Tower Partners, LLC

Prairieside LSRD
Subdivision Phase One

Mahomet, Illinois

DATE: 03/07/2023

DESIGNED: JDA

DRAWN: PDM

REVIEWED: KJS

FIELD BOOK NO.: CHA 164

SHEET TITLE:

FINAL PLAT

SHEET NUMBER:

1

OF 1

PROJECT NO.: 0221800.00

A RESOLUTION FOR THE PLAN AND ZONING COMMISSION

**CONCERNING THE FINAL PLAT FOR
PRAIRIESIDE LSRD SUBDIVISION PHASE 1
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 Board of Trustees approved a Large Scale Residential Development designation and related development agreement for **Prairieside LSRD Subdivision** on May 25, 2021; and,
- WHEREAS,** the developer of the proposed **Prairieside LSRD Subdivision Phase 1** submitted certain documents, including a Final Plat, for review and approval by the Village of Mahomet; and,
- WHEREAS,** the following waivers from the requirements of the Subdivision Ordinance have been requested by the developer relative to this subdivision:
1. Waiver of the requirement to submit a Preliminary Plat prior to submission of a final plat.
 2. Waiver of the maximum cul-de-sac length to allow a cul-de-sac that exceeds 800 feet in length.
 3. Waiver of cul-de-sac right of way dedication and full radius from 110' diameter to a 60' easement to be vacated later with future street extension and platting.
- WHEREAS,** Village staff, Village Engineer and Village Attorney reviewed the Final Plat and supporting technical documents for **Prairieside LSRD Subdivision Phase 1** 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 **Prairieside LSRD Subdivision Phase 1** 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 4th day of April, 2023, 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 **Prairieside LSRD Subdivision Phase 1** 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 Plan and Zoning Commission does hereby recommend the following action concerning the requested waiver:
 - 1. **GRANT / DENY** Waiver of the requirement to submit a preliminary plat for approval prior to final plat approval.
 - 2. **GRANT / DENY** Waiver of the maximum cul-de-sac length to allow a cul-de-sac that exceeds 800 feet in length.
 - 3. **GRANT / DENY** Waiver cul-de-sac right of way dedication and full radius from 110' diameter to a 60' easement to be vacated later with future extension and platting.
- 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.

Chair, Plan and Zoning Commission
Village of Mahomet