



**Plan and Zoning Commission
7:00 p.m. Tuesday, November 2, 2021
Village of Mahomet - Administrative Office
Virtual Meeting Via Zoom or Skype for Business**

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Join by Skype for Business

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AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT: The Commission welcomes your input. The meeting will have an online live participation option, login information provided above. Interested citizens are invited to provide comments either at the public hearing (in person or online) 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 November 2, 2021. Other written comments may be submitted by emailing Abby Heckman, aheckman@mahomet-il.gov no later than the start of the meeting on November 2, 2021 to ensure placement of such comments in the official record of the meeting.

4. REVIEW/APPROVE MINUTES: SEPTEMBER 7, 2021

5. PUBLIC HEARINGS:

ZA2021-05: MEHARRY HOLDINGS LLC (ALL ABOUT ANIMALS PET CLINIC)

A RESOLUTION CONCERNING A REZONING FOR 0.32± ACRES OF LAND FROM R1A SINGLE-FAMILY RESIDENTIAL DISTRICT TO C2 GENERAL COMMERCIAL DISTRICT LOCATED ADJACENT TO THE NORTH OF THE EXISTING ALL ABOUT ANIMALS PET CLINIC LOCATED AT 305 S PRAIRIEVIEW ROAD

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

ZA2021-05: MEHARRY HOLDINGS LLC (ALL ABOUT ANIMALS PET CLINIC)

A RESOLUTION CONCERNING A REZONING FOR 0.32± ACRES OF LAND FROM R1A SINGLE-FAMILY RESIDENTIAL DISTRICT TO C2 GENERAL COMMERCIAL DISTRICT LOCATED ADJACENT TO THE NORTH OF THE EXISTING ALL ABOUT ANIMALS PET CLINIC LOCATED AT 305 S PRAIRIEVIEW ROAD

503 E. Main Street - P.O. Box 259 - Mahomet, IL 61853-0259

phone (217) 586-4456 fax (217) 586-5696

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MAP2019-01: SANGAMON FIELDS LSRD SECOND SUBDIVISION (FINAL PLAT)
A RESOLUTION CONCERNING A FINAL PLAT FOR SANGAMON FIELDS LSRD SECOND SUBDIVISION ON
9.165± ACRES OF LAND LOCATED APPROXIMATELY 100 FEET EAST OF THE INTERSECTIONS OF DEER RUN
DRIVE / WHEATLY DRIVE AND OF FINCH DRIVE / ISABELLA DRIVE

7. **PRELIMINARY DISCUSSION:**
HARVEST EDGE SUBDIVISION – AMENDED AREA GENERAL PLAN
8. **COMMISSIONER / STAFF COMMENTS:** NEXT PZC MEETING – DECEMBER 7, 2021
9. **ADJOURN**

PLAN AND ZONING COMMISSION
MEETING MINUTES - DRAFT
September 7, 2021

CALL TO ORDER: The meeting was called to order at 7:03pm on Tuesday September 7, 2021.

Abby Heckman stated the chair was not present and therefore an acting chair needed to be nominated.

Buchanan moved to nominate Robert DeAtley as the acting chair. DeAtley seconded the motion. ROLL CALL. 5-0. Motion Passed.

ROLL CALL:

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

Members Absent: Jay Roloff and Damian Spencer.

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

PUBLIC COMMENT: No one came forward.

REVIEW/APPROVE MINUTES: JUNE 1, 2021
JULY 6, 2021

Buchanan moved to approve the June 1, 2021 meeting minutes as submitted. Briney seconded the motion. ROLL CALL. 5-0. Motion Passed.

Briney moved to approve the July 6, 2021 meeting minutes as submitted. Buchanan seconded the motion. ROLL CALL. 5-0. Motion Passed.

PUBLIC HEARINGS:

BRIDLEBROOK ADULT COMMUNITIES LLC

A RESOLUTION CONCERNING A REQUEST TO TERMINATE THE PUD DESIGNATION FOR 7.8± ACRES OF LAND LOCATED SOUTH OF PATTON DRIVE AND NORTH OF DELANE DRIVE BETWEEN HEATHER DRIVE AND CHURCHILL ROAD, COMMONLY KNOWN AS THE BRIDLEBROOK PUD

Buzicky moved to close the public hearing for Bridlebrook PUD Termination. Buchanan seconded the motion. ROLL CALL. 5-0. Motion Passed.

Kelly Pfeifer asked if there was anyone on the call that was interested in the Bridlebrook PUD termination.

Abby Heckman stated that there didn't appear to be anyone on the call that was interested but if there was then they needed to speak up. Noone indicated in the room or on the call that they wanted to speak to the Bridlebrook case.

Kelly Pfeifer introduced the information in the staff memo. Originally it was planned that all of the land in the Bridlebrook PUD would work together as one entity. Since that time, property interests have sold to separate entities, so they are no longer working together. A developer is interested in developing the land between the assisted living facility and the eight (8) villa homes. The Villa homes would like to separate and provide their property maintenance through a company that they contract with directly.

Noone from the public was present to speak to the public hearing.

Mr. Buzicky moved to close the public hearing for Bridlebrook PUD Termination. Mr. Buchanan seconded the motion. ROLL CALL. 5-0. Motion Passed.

CU2021-01: 203 and 205 E OAK STREET (CLAYTON CLARK, CONTRACT PURCHASER)
A RESOLUTION CONCERNING A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW MIXED-USE COMMERCIAL WITH A RESIDENTIAL COMPONENT ON 0.48± ACRES OF LAND ZONED C-2 GENERAL COMMERCIAL, COMMONLY KNOWN AS 203 AND 205 E OAK STREET, MAHOMET

Kelly Pfeifer introduced information in the staff memo. The plan is for two (2) buildings with each building having two (2) commercial units on the ground floor and up to three (3) apartments on the upper floor. The resolution is prepared to include restrictions on uses that staff identified as having excessive traffic or other uses that may not be compatible with residential.

Clayton Clark, petitioner, stated he could answer any questions and that the site plan presented is fairly set. Additional building renderings were presented as options for the exterior which has not been decided on.

Curt Mitchem, 603 Center Street, asked if there were four (4) total apartments planned above the buildings.

Clayton Clark stated there would be four to six (4-6) apartments.

Abby Heckman stated they only have room for a total of four (4) bedrooms above each building because of parking limitations. That could be two (2) two (2) bedroom apartments or two (2) one (1) bedroom apartments and one (1) two (2) bedroom apartment.

Curt Mitchem asked what the square footage was of each floor per building.

Clayton Clark answered that each floor would be about 2,800 square feet.

Curt Mitchem stated that parking would be limited and they may run out of spaces and asked if the alley would be improved.

Abby Heckman stated that improvements to the alley would be made as part of the project by the developer along the alley frontage of his property to the east to Center Street.

Ruth Westfall, 206 E Sangamon Street, asked about the alley west of the property.

Abby Heckman stated the alley exists and would remain.

Ruth Westfall said it would be torn up.

Abby Heckman stated the alley was Village right-of-way which the Village was responsible for maintaining.

Curt Mitchem stated the neighborhood was old and the concept drawings showed a hip roof which would be more desired over a more modern design.

Clayton Clark stated the drawings were conceptual and he agreed that the design should complement the design of the buildings in the area.

Curt Mitchem stated he knew that this would develop and if what is there now was torn down it would be an improvement. Parking was a concern.

Abby Heckman stated that there is typically no parking in alleys and there will be no parking along US 150 so staff views parking as somewhat self regulating as the owner would need to make sure there is enough parking for the businesses that he leases to.

Curt Mitchem talked more about parking.

Abby Heckman stated that the number of parking spaces shown is compliant with Village requirements.

Curt Mitchem asked about hours of operation for the businesses.

Kelly Pfeifer staff was not recommending limiting hours of operation and that there is public parking opportunities near the police station because of the basketball court park that is on Center Street. Details of the site plan were presented. In the short term the property where the house will come down could be used for parking.

Mr. DeAtley stated parking regulations would limit the uses that could go in there.

Abby Heckman stated that most of the business uses allowed in the C2 zoning district fall under our general rule of one (1) space per 300 square feet of floor area and multiple family requires two (2) spaces per dwelling unit.

Kelly Pfeifer stated the project was going to be done in two (2) phases and the owner will be able to control how many dwelling units to make sure the minimum parking requirements are met.

Clayton Clark stated that he is up for feedback related to the building design and that he will continue to review to see if more parking will fit.

Mr. Buchanan stated that maybe some parallel parking could be added along the shared drive.

Ruth Westfall stated concern for the building design, lack of windows and the nuisance of the people that could live there.

Clayton Clark stated he is still working on the design and wants it to be nice.

Kelly Pfeifer stated that windows are required in all bedrooms so there will be windows and retail spaces typically want more glass. The building design is two (2) story.

Ruth Westfall stated she envisioned that the people living on the site would be associated with the business.

Kelly Pfeifer stated that the rental of the apartments is not limited to the business proprietor or owner.

Mr. DeAtley asked if there were any other comments and if not would entertain a motion to close the public hearing.

Mr. Buzicky asked for more information about how the commercial spaces would be split up.

Kelly Pfeifer stated that it is shown as two (2) set spaces but encouraged more of a vanilla box that would allow flexibility on the size of the commercial space but the developer will be able to respond to the market as desired.

Clayton Clark stated that he plans to take one (1) side of the first building for his plumbing office but it is possible that there could be just one (1) use if someone wanted the whole space.

Mr. Buzicky stated he hopes this is successful and he agreed that maybe an exterior building design that would fit the neighborhood.

Buchanan moved to close the public hearing for CU2021-01. Briney seconded the motion. ROLL CALL. 5-0. Motion Passed.

Joe Chamley stated that they could go straight into the action item for the conditional use and come back to the other public hearing.

RESOLUTIONS and MOTIONS (TO BE ACTED UPON):

CU2021-01: 203 and 205 E OAK STREET (CLAYTON CLARK, CONTRACT PURCHASER)
A RESOLUTION CONCERNING A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW MIXED-USE COMMERCIAL WITH A RESIDENTIAL COMPONENT ON 0.48± ACRES OF LAND ZONED C-2 GENERAL COMMERCIAL, COMMONLY KNOWN AS 203 AND 205 E OAK STREET, MAHOMET

Mr. Buchanan asked if there was a possibility the ground floor could convert to a residence.

Kelly Pfeifer stated the site plan indicates retail office on the ground floor.

Joe Chamley referenced the resolution that refers to the site plan.

Kelly Pfeifer stated that the site plan shows the uses for the ground floor spaces not as residential. The conditions within the resolution were discussed. Other conditions that the Commission would like could be added.

Mr. DeAtley went through the resolution findings of fact.

Joe Chamley wanted clarification if they wanted language added to address the residential limited to the second floor.

Mr. DeAtley stated he understood the reference to the site plan addressed that because of the reference to commercial on the first floor.

Mr. Buchanan agreed.

Buchanan moved to recommend approval of the requested conditional use CU2021-01 with the findings of fact and additional conditions as stated below. Briney seconded the motion. ROLL CALL. 5-0. Motion Passed.

BE IT THEREFORE RESOLVED this 7th day of September, 2021 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** the requested Conditional Use Permit for mixed-use development 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. The first phase of site development must substantially comply with the Site Plan as presented to the PZC (Site Plan dated September 7, 2021).
 - b. The second phase of development must substantially comply with the Site Plan as presented to the PZC (Site Plan dated September 7, 2021) by the addition of a second similar building mirrored on the west lot.
 - c. The existing residential home structure must be demolished within two (2) years of the approval of any related Site Construction Plans for any part of the site. At the time of demolition, the underlying land must be graded and seeded unless construction of the second phase of development is underway.
 - d. A driveway permit must be obtained from IDOT related to the site access (existing approach) from Oak Street (US 150).
 - e. The following uses are prohibited with the site for the requested Conditional Use:
 1. Automobile service station, automobile repair, gas station, vehicle sales and lot, vehicle storage lot, or other similar auto or vehicle-oriented use;
 2. Hotel or motel;
 3. Animal hospital or clinic or animal boarding;
 4. Nursery, pre-kindergarten, kindergarten, play, special and other private school or day care center
 - f. The site must obtain Site Development Plan approval prior to the start of any site construction, except for demolition of existing structures.
 - 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 adjacent alley to Center Street needs to be improved to Village standards prior to the construction of the second building.
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 NOT** be detrimental to or endanger the public health, safety, morals, comfort or general welfare;
 - b. 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 within the neighborhood;
 - c. The establishment of the conditional use **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** be provided;
 - e. The conditional use **DOES** in all other respects conform to the applicable regulations of the district in which it is located;
 - f. There **IS** a public necessity for the conditional use at this site;
 - g. The proposed conditional use **DOES** conform with the intent of the Village Comprehensive Plan.
 - h. The proposed conditional use **WILL** be compatible with the established land use pattern in the vicinity.
 - i. The site **IS** suitable for the proposed conditional use.
 - j. The proposed conditional use **WILL NOT** significantly adversely impact existing traffic patterns.
 - k. Adequate facilities for municipal water supply and wastewater disposal **ARE** available for the site.
 - l. Adequate provisions for stormwater drainage **ARE** available for the site.
 - m. The proposed conditional use **WILL NOT** adversely impact police protection, fire protection, schools, or public facilities.
 - n. The proposed conditional use **WILL NOT** conflict with existing public commitments for planned public improvements.
 - o. The proposed conditional use **WILL** preserve the essential character of the neighborhood in which it is located.
 - p. The proposed conditional use **WILL NOT** alter the population density pattern and **WILL NOT** adversely impact public facilities.
 - q. The proposed conditional use **WILL** result in private investment that will be beneficial to the proper development of the community.
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.

Abby Heckman stated that the action tonight was not the final decision for this case. The case would be presented to the Board of Trustees for discussion at their study in two (2) weeks and then the first opportunity for final action would be at the BOT meeting in three (3) weeks.

Kelly Pfeifer stated that the public hearing was over but if anyone would like to submit information to the BOT in advance of the hearing, they could do that.

Mr. DeAtley stated that while the aesthetics of the project aren't addressed in this action that the developer has expressed on record that he is open to feedback.

Clayton Clark said that his contact information could be provided to others and that he would like feedback so the project can look as good as possible.

BRIDLEBROOK ADULT COMMUNITIES LLC
A RESOLUTION CONCERNING A REQUEST TO TERMINATE THE PUD DESIGNATION FOR 7.8± ACRES OF LAND LOCATED SOUTH OF PATTON DRIVE AND NORTH OF DELANE DRIVE BETWEEN HEATHER DRIVE AND CHURCHILL ROAD, COMMONLY KNOWN AS THE BRIDLEBROOK PUD

Kelly Pfeifer talked about the history of the PUD and how the Bridlebrook PUD was intended to function and how it is currently functioning. The Villa owners would like the PUD terminated so they can take care of their own shared services. The vacant landowner would also like the PUD terminated. Staff is working to contact the Assisted Living Center owner to present the termination option but this was delayed due to the facility going into foreclosure. The resolution is prepared with a condition that requires all landowners to sign that they agree with the termination. The Village Attorney has been in contact with the very new facility owner to explain the termination request.

DeAtley moved to recommend approval of the Bridlebrook PUD termination with the findings of fact as stated below. Buzicky seconded the motion. ROLL CALL. 5-0. Motion Passed.

BE IT THEREFORE RESOLVED this 7th day of September, 2021, by the Plan and Zoning Commission of the Village of Mahomet, that:

- A. The Plan and Zoning Commission does hereby recommend **APPROVAL** of the complete termination of the Bridle Brook PUD.
- B. The approval of the termination of the Bridle Brook PUD should be contingent upon the following conditions:
 - 1. Submission of all necessary documentation in proper form satisfactory to Village staff, Village Engineer and Village Attorney.
 - 2. Written consent of the termination of the Bridle Brook PUD by all owners of record of the land within said PUD.
 - 3. In the event that the termination of the Bridle Brook PUD is not completed, all supporting documents are not submitted in final form, or the conditions set forth above are not met within one

hundred eighty (180) days from the date of approval by the Board of Trustees, the approvals recommended herein shall be null and void.

MAP2021-02 UNLIMITED VILLAS SUBDIVISION (FINAL PLAT – REPLAT)
A RESOLUTION CONCERNING A FINAL PLAT FOR UNLIMITED VILLAS SUBDIVISION ON 1.8± ACRES OF LAND LOCATED SOUTH OF PATTON DRIVE AND NORTH OF DELANE DRIVE APPROXIMATELY 230 FEET WEST OF CHURCHILL ROAD

Kelly Pfeifer introduced the information in the staff memo. The developer is proposing 16 attached single-family residences and consistent with the housing that exists on the south side of Delane Drive. There will be no shared drives with the existing Villa homes and the proposed homes. The developer is in the room and can answer any questions.

Briney moved to recommend approval of MAP2021-02 with the findings of fact as stated below. DeAtley seconded the motion. ROLL CALL. 5-0. Motion Passed.

BE IT THEREFORE RESOLVED this 7th day of September, 2021, by the Plan and Zoning Commission of the Village of Mahomet, that:

- A. The Plan and Zoning Commission does hereby recommend **APPROVAL** of the **Unlimited Villas Subdivision** upon completion of modifications identified by the Village staff and does hereby authorize the Chairman to sign the said Replat upon completion of said modifications.
- B. The approval of the subdivision recommended above is further subject to the following conditions:
 - 1. Submission of all supporting documentation in proper form
 - 2. Termination of the PUD is required prior to recording of the subdivision plat
 - 3. The approval of the subdivision 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.
 - 4. 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 one hundred eighty (180) days from the date of approval by the Board of Trustees, the approvals recommended herein shall be null and void.

Kelly Pfeifer stated that this case would be presented at a special Board meeting next week for consideration.

MAP2021-01(LSRD2021-01): THORNEWOOD LSRD SUBDIVISION PHASE 1(FINAL PLAT)
A RESOLUTION CONCERNING A FINAL PLAT FOR THORNEWOOD LSRD SUBDIVISION PHASE 1 ON 12.85± ACRES OF LAND LOCATED AT THE CURRENT SOUTH END OF BRIARWOOD LANE AND NORTH OF BRIAR CLIFF SUBDIVISION

Kelly Pfeifer presented information from the staff memo. The petitioner's engineer is on the call if there are any questions.

Mr. DeAtley asked about the speed hump planned and asked if there would be any signage indicated the hump.

Kelly Pfeifer stated there will be pavement markings painted for the speed hump.

Pat Moone, engineer with Farnsworth, stated the Ameren easement vacation is working its way through Ameren but they expect it to go through.

Mr. Buzicky wanted information about the connection with Briar Cliff Subdivision.

Kelly Pfeifer stated the emergency access / bikepath portion that is within Thornewood in in an outlet that will be owned by the HOA and the portion within Briar Cliff in an easement on HOA property. The Village will maintain the pathway which will be restated in the subdivision Owner's Certificate.

Buchanan moved to recommend approval for MAP2021-01 final plat for Thornewood LSRD Subdivision Phase 1 with the findings of fact as stated below. Buzicky seconded the motion. ROLL CALL. 5-0. Motion Passed.

BE IT THEREFORE RESOLVED this 7th day of September, 2021 by the Plan and Zoning Commission of the Village of Mahomet, that:

- A. The Plan and Zoning Commission does hereby recommend **APPROVAL** of the Final Plat for the **Thornewood LSRD Subdivision Phase 1** upon completion of modifications identified by the Village staff and does hereby authorize the Chairman to sign the Certificate of Approval of said Plat upon completion of said modifications.
- B. The approval of the Final Plat recommended above is further subject to the following conditions:
 - 1. *Submission of all supporting documentation in proper form*
 - 2. *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 one hundred eighty (180) days from the date of approval by the Board of Trustees, the approvals recommended herein shall be null and void.*

COMMISSIONER / STAFF COMMENTS:

Abby Heckman stated staff expects an October PZC meeting.

Joe Chamley stated that he expects the meeting next month will allow Zoom meetings to continue.

ADJOURN:

Buchanan moved to adjourn the meeting. Buzicky seconded the motion. ROLL CALL. 5-0. The meeting was adjourned at 8:26 pm.

Respectfully,
Abby Heckman, Planner



**Plan and Zoning Commission
Staff Report
Meeting November 2, 2021**

FROM: Abby Heckman, Planner
Community Development Department

PROJECT: Rezoning – ZA2021-05: All About Animals Pet Clinic

PETITIONER: Meharry Holdings LLC (contract purchaser)

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 November 2, 2021 at 7:00pm. Public hearings can be closed or continued to another meeting without any action on the case. Public notice was published in the News-Gazette on October 17, 2021. 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 0.32± acres of land. Current zoning on the subject property is R-1A Single-Family Residential district. The proposed zoning is C-2 General Commercial district.

SITE LOCATION / DETAILS: The subject property is located adjacent north of the existing All About Animals Pet Clinic at 305 S Prairievew Road. The property owner would like to rezone the subject property to allow for an expansion of the existing All About Animals parking area.

BACKGROUND: The subject property was annexed into the Village in May 2021. Village Staff is currently reviewing a Certificate of Exemption subdivision involving the subject land area to allow it to combine with the existing All About Animals Pet Clinic property. The land exchange subdivision along with the requested rezoning would allow staff to approve site development plans for a parking lot expansion.

CONFORMANCE TO COMPREHENSIVE PLAN: The Village of Mahomet Comprehensive Plan currently designates this site as part of the Northeast Mahomet functional framework area which encourages enhancements to existing commercial developments related to site and parking lot landscaping. The Comprehensive Plan Land Use Plan shows Corridor 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 rezoning request is consistent with these principles.

LAND USE AND ZONING:

Direction	Current Land Use	Current Zoning
On-Site	Undeveloped	R-1A Single-Family Residential
North	Undeveloped	R-1A Single-Family Residential
South	All About Animals Pet Clinic	C-2 General Commercial
East	Undeveloped	C-2 General Commercial
West	Undeveloped	R-1A Single-Family Residential

CONFORMANCE TO ZONING ORDINANCE: The intent of the C-2 zoning district as a moderate intensity commercial district is to provide for a wide range of retail, service, mixed, office and commercial uses. The request is consistent with the intent of the proposed C-2 General Commercial zoning classification.

POLICE / FIRE PROTECTION: The Village of Mahomet Police Department currently provides police protection to this site and is approximately 2.8 miles from the police station. This property is within the Cornbelt Fire Protection District and is approximately 2.9 miles from the fire station.

SANITARY SEWER AND WATER FACILITIES: Public sanitary sewer and water services are available for expansion to this site but there is no planned infrastructure expansion resulting from this rezoning request as it is to accommodate a parking lot expansion to the existing commercial use to the south which already has water and sanitary sewer service provided by Sangamon Valley Public Water District.

STREETS AND SIDEWALKS: Sidewalks are existing along the frontage of this subject property. No direct roadway access is planned to Prairieview from the subject property. The planned parking lot expansion will access through the existing parking lot and drive.

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.

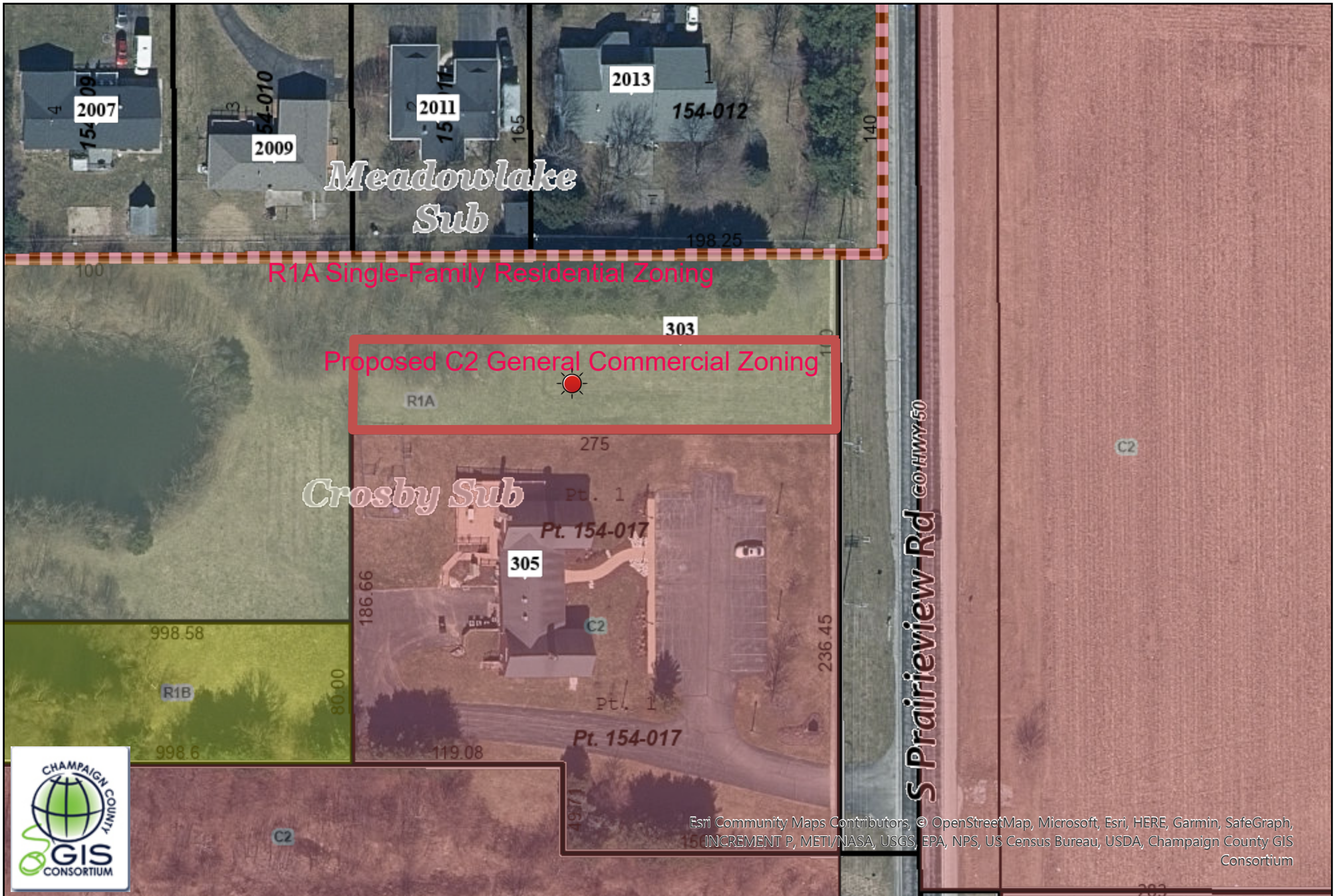
STAFF RECOMMENDATION

Village staff supports approval of the rezoning request. The proposed rezoning is consistent with existing and intended uses in the area. The request is consistent with recommendations in the Comprehensive Plan and the intent of the proposed zoning district. The rezoning provides an opportunity for expansion of an existing Village business.

ATTACHMENTS:

- A) Aerial Location Map
- B) Site Plan Exhibit
- C) Draft Resolution
- D) Application

ZA2021-05: Meharry Holdings LLC - R1A to C2

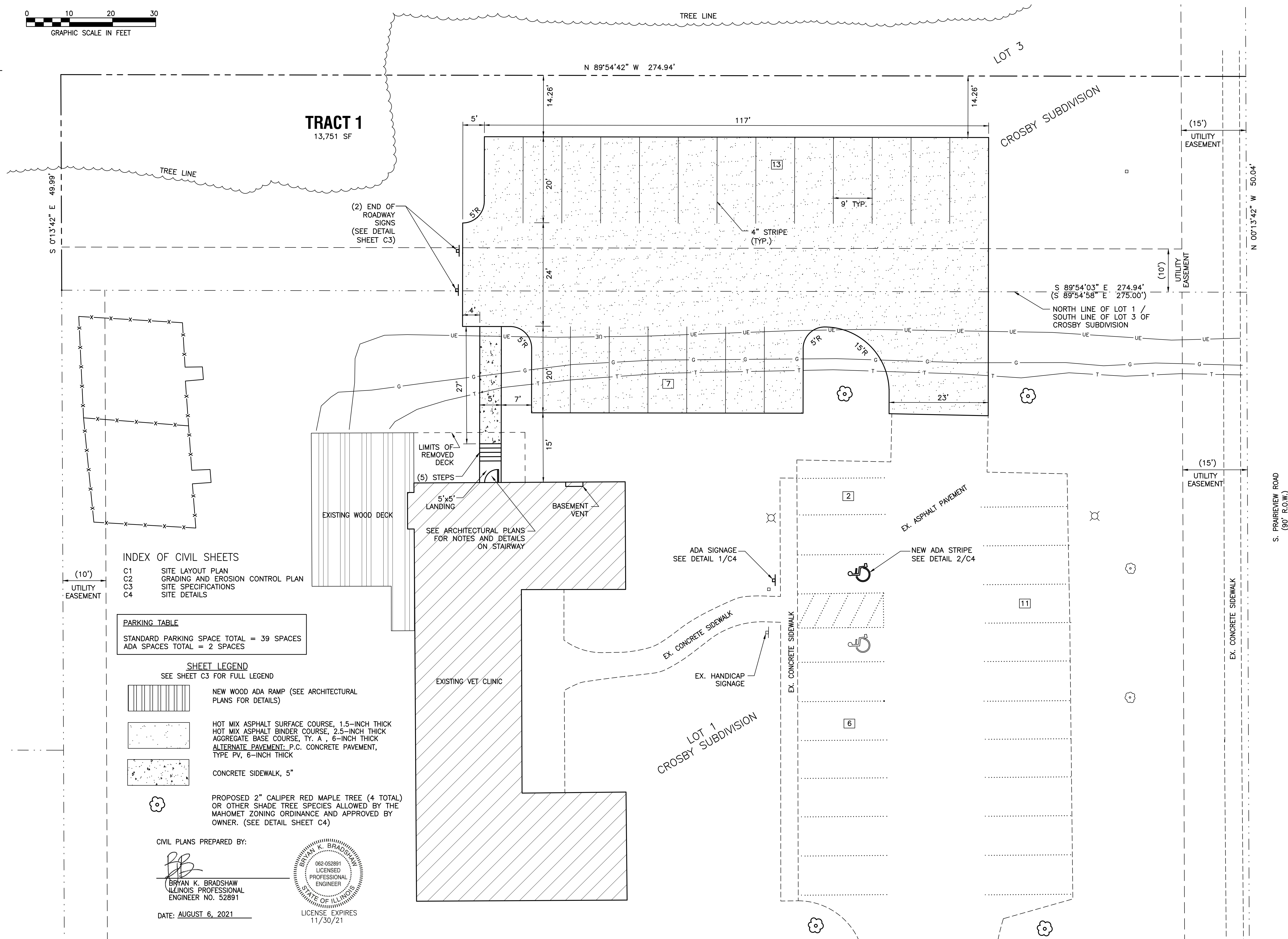
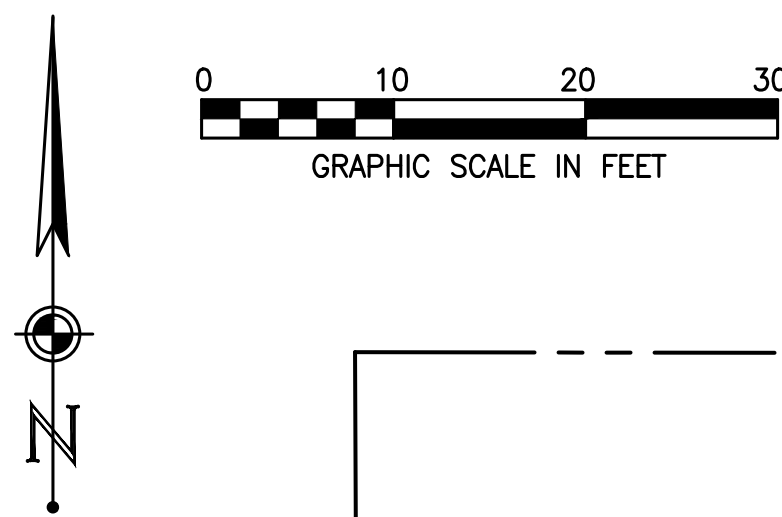


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C1	SITE LAYOUT PLAN
C2	GRADING AND EROSION CONTROL PLAN
C3	SITE SPECIFICATIONS
C4	SITE DETAILS

PARKING TABLE

STANDARD PARKING SPACE TOTAL = 39 SPACES
ADA SPACES TOTAL = 2 SPACES

- SHEET LEGEND**
SEE SHEET C3 FOR FULL LEGEND
- NEW WOOD ADA RAMP (SEE ARCHITECTURAL PLANS FOR DETAILS)
 - HOT MIX ASPHALT SURFACE COURSE, 1.5-INCH THICK
HOT MIX ASPHALT BINDER COURSE, 2.5-INCH THICK
AGGREGATE BASE COURSE, TY. A, 6-INCH THICK
ALTERNATE PAVEMENT: P.C. CONCRETE PAVEMENT, TYPE PV, 6-INCH THICK
 - CONCRETE SIDEWALK, 5"
 - PROPOSED 2" CALIPER RED MAPLE TREE (4 TOTAL) OR OTHER SHADE TREE SPECIES ALLOWED BY THE MAHOMET ZONING ORDINANCE AND APPROVED BY OWNER. (SEE DETAIL SHEET C4)

CIVIL PLANS PREPARED BY:

BRYAN K. BRADSHAW
ILLINOIS PROFESSIONAL ENGINEER NO. 52891

DATE: AUGUST 6, 2021



REVISIONS

NO.	DATE	DESCRIPTION

B K B
ENGINEERING
301 N. NEIL STREET, SUITE 400 | CHAMPAIGN, IL 61820
CELL 217.840.3546 | OFFICE 217.531.2971 | FAX 217.531.2211

SITE LAYOUT PLAN
ALL ABOUT ANIMALS
305 S. PRAIRIEVIEW RD.
MAHOMET, ILLINOIS

PROJECT: 219-2101
DESIGN BY: BKB
DRAWN BY: BKB
DATE: 8/1/21
SHEET: C1

RESOLUTION FOR PLAN AND ZONING COMMISSION

Concerning Amending the Zoning Classification for 0.32± acres of land along the west side of S Prairieview Road from R-1A Single-Family Residential district to C-2 General 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, Meharry Holdings LLC, has requested a zoning map amendment for the subject property from R-1A Single-Family Residential to C-2 General Commercial district; and,

WHEREAS, the subject property is located along the west side of S Prairieview Road approximately 225 feet south of the intersection of Meadowlake Drive and Prairieview Road; and,

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

PART OF LOT 3 OF CROSBY SUBDIVISION AS RECORDED AS DOCUMENT NUMBER 1998R09657 IN THE RECORDS OF THE CHAMPAIGN COUNTY, ILLINOIS RECORDER'S OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 3 AND THE NORTHEAST CORNER OF LOT 1 OF CROSBY SUBDIVISION AS RECORDED AS DOCUMENT NUMBER 1998R09657 IN THE RECORDS OF THE CHAMPAIGN COUNTY, ILLINOIS RECORDER'S OFFICE; THENCE N 0°13' 42" W ALONG THE EAST LINE OF SAID LOT 3 OF CROSBY SUBDIVISION FOR A DISTANCE OF 50.04 FEET; THENCE N 89°54'42" W FOR A DISTANCE OF 274.94 FEET; THENCE S 0°13'42" E FOR A DISTANCE OF 49.99 FEET TO THE NORTHWEST CORNER OF SAID LOT 1 OF CROSBY SUBDIVISION, ALSO BEING A POINT ON THE SOUTH LINE OF SAID LOT 3 OF CROSBY SUBDIVISION; THENCE S 89°54'03" E ALONG SAID SOUTH LINE OF LOT 3 OF CROSBY SUBDIVISION FOR A DISTANCE OF 274.94 FEET TO THE POINT OF BEGINNING, CONTAINING 13,751 SQUARE FEET, MORE OR LESS.

WHEREAS, a Public Hearing concerning the proposed rezoning was held on November 2, 2021 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 2nd day of November, 2021 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-1A Single-Family Residential to C-2 General Commercial district.

Chair, Plan and Zoning Commission
Village of Mahomet, Illinois

Case Name: ZA2021-05

**REQUEST FOR ZONING AMENDMENT
VILLAGE OF MAHOMET**

DO NOT WRITE IN THIS SPACE – FOR OFFICE USE ONLY

Date Filed: 10/04/2021 Date of Hearing: 11/02/2021

Date of Published Notice: 10/17/2021 Newspaper News-Gazette

Fee Paid – ^{Check}Receipt No.: ck#9839 Amount: \$300.00 Date: 10/04/2021

Legal Ad Cost: ck#9851 \$161.60 10/20/2021

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: ZA2021-05

ZONING AMENDMENT

DATA ON APPLICANT AND OWNER

Name of Applicant (s): Meharry Holdings, LLC Phone: 217-586-4747

Address of Applicant (s): 221 CR 900 E, Pesotum, IL 61863

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

Name of Owner: Dale Foster and Margaret Foster Phone: 217-840-4141

ADDRESS AND DESCRIPTION OF PROPERTY

Address: 303 S. Prairieview Rd, Mahomet, IL 61853

Width of Lot: 50.02' average Length of Lot: 274.94'

Lot Area (Square Feet): 13,751 Tax Parcel Number: part of 15-13-13-154-019

Legal Description: (or attach legal description) See Attached

LAND USE AND ZONING

Present Zoning: R-1A

Proposed Zoning: C-2

Present Land Use: Vacant

Proposed Land Use: Parking lot expansion for a vet clinic

	<u>Surrounding Zoning</u>	<u>Surrounding Land Use</u>
North	<u>R-1A</u>	<u>Vacant</u>
South	<u>C-2</u>	<u>Vet Clinic</u>
East	<u>C-2</u>	<u>Vacant</u>
West	<u>R-1A</u>	<u>Vacant</u>

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):

A commercial zoning along the Prarieview Road corridor is in line with Mahomet's comprehensive zoning goals.

2. Other circumstances which justify the Amendment (Explain Fully): Due to the parcel's location along the frontage of a county arterial road and it's close

proximity to Interstate 74 it makes this tract a good candidate for expanded commercial uses

This request represents this location's highest and best use.

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? Fall 2021

What improvements are planned? A parking lot expansion for a vet clinic

What will be the actual use of the improvements Employee parking

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 _____ No X Elaborate: The the surrounding properties are mostly commercial.

The 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 roadway/interstate improvements and the addition of

commercial and residential developments have all occurred in the general area surrounding the subject tract

Case Name: ZA2021-05

ZONING AMENDMENT

7. Would the proposed change create an isolated district unrelated to adjacent land use or zoning?
Yes _____ No X Elaborate: _____

The subject tract is directly adjacent to other C-2 zoned tracts to the south and east.

8. Can the owner of the property realize an economic benefit from uses in accordance with existing zoning? Yes _____ No X Elaborate: _____

Development of a single home at this location would not be economically feasible. The subject property can be better utilized under this rezoning request.

9. Are there other sites available already zoned for the proposed use? Yes X No _____ Elaborate: _____

Commercial zoned tracts are available throughout Mahomet, although the purpose of this zoning request is to allow expansion of an existing business. Therefore the subject tract and requested zoning is the only option to meet this requirement.

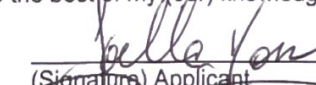

10. Additional comments by applicant: _____

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: Site plan of parking lot expansion

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.

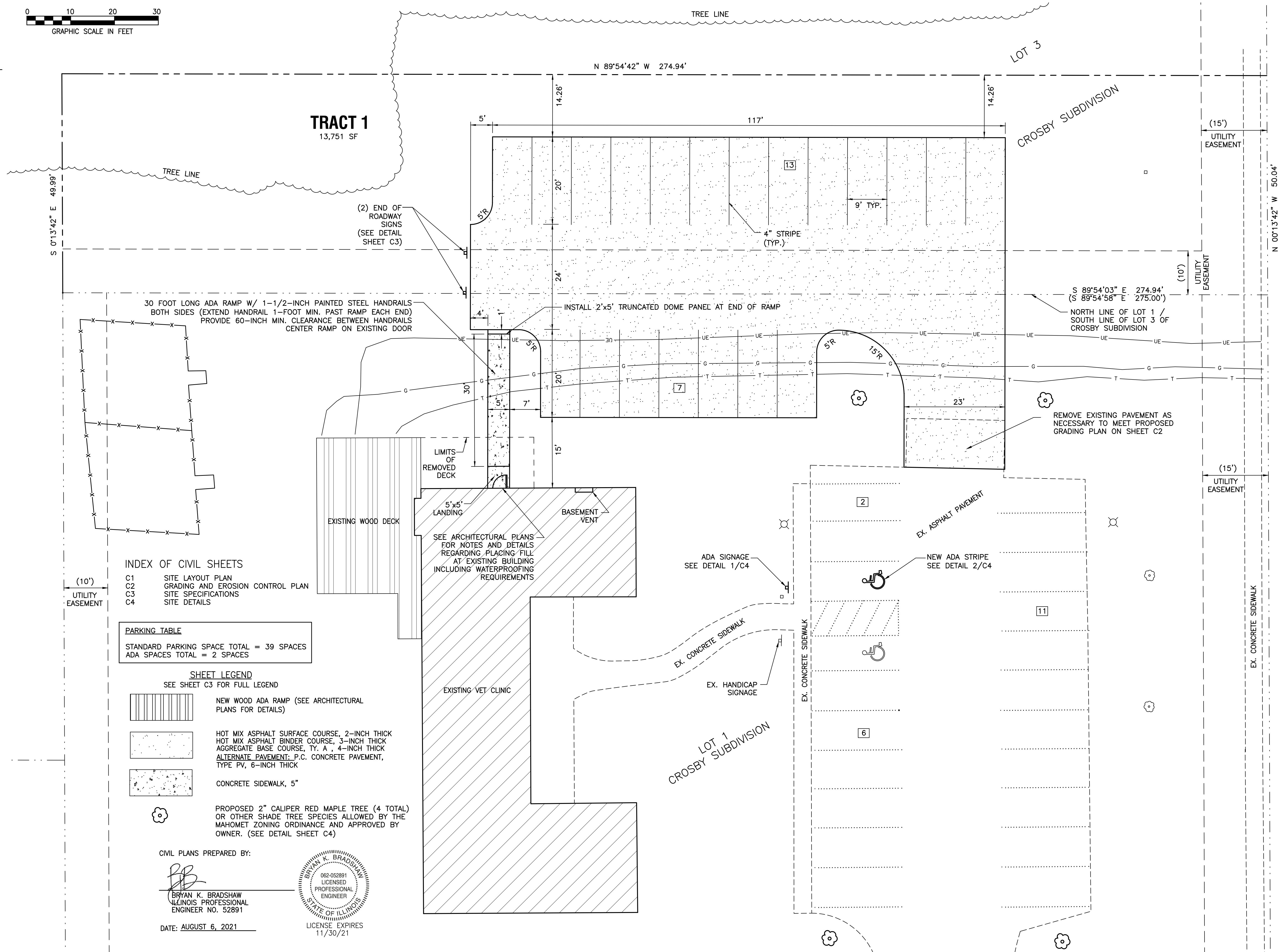
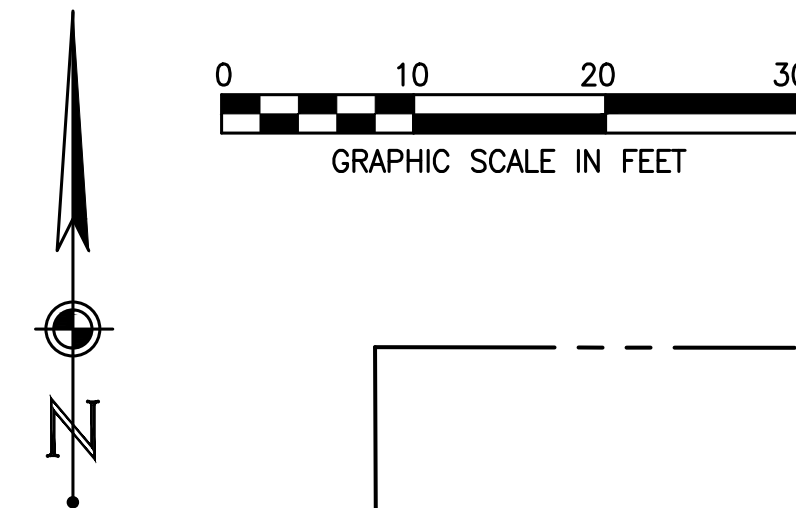

(Signature) Applicant

(Signature) Owner

10/5/21
Date
10/4/2021
Date

LEGAL DESCRIPTION:

PART OF LOT 3 OF CROSBY SUBDIVISION AS RECORDED AS DOCUMENT NUMBER 1998R09657 IN THE RECORDS OF THE CHAMPAIGN COUNTY, ILLINOIS RECORDER'S OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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INDEX OF CIVIL SHEETS

C1	SITE LAYOUT PLAN
C2	GRADING AND EROSION CONTROL PLAN
C3	SITE SPECIFICATIONS
C4	SITE DETAILS

PARKING TABLE

STANDARD PARKING SPACE TOTAL = 39 SPACES
ADA SPACES TOTAL = 2 SPACES

- SHEET LEGEND**
SEE SHEET C3 FOR FULL LEGEND
- NEW WOOD ADA RAMP (SEE ARCHITECTURAL PLANS FOR DETAILS)
 - HOT MIX ASPHALT SURFACE COURSE, 2-INCH THICK
HOT MIX ASPHALT BINDER COURSE, 3-INCH THICK
AGGREGATE BASE COURSE, TY. A, 4-INCH THICK
ALTERNATE PAVEMENT: P.C. CONCRETE PAVEMENT,
TYPE PV, 6-INCH THICK
 - CONCRETE SIDEWALK, 5"
 - PROPOSED 2" CALIPER RED MAPLE TREE (4 TOTAL)
OR OTHER SHADE TREE SPECIES ALLOWED BY THE
MAHOMET ZONING ORDINANCE AND APPROVED BY
OWNER. (SEE DETAIL SHEET C4)

CIVIL PLANS PREPARED BY:

BRYAN K. BRADSHAW
ILLINOIS PROFESSIONAL
ENGINEER NO. 52891

DATE: AUGUST 6, 2021

REVISIONS

NO.	DATE	DESCRIPTION

B K B
ENGINEERING

301 N. NEIL STREET, SUITE 400 | CHAMPAIGN, IL 61820
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SITE LAYOUT PLAN

ALL ABOUT ANIMALS
305 S. PRAIRIEVIEW RD.
MAHOMET, ILLINOIS

PROJECT: 219-2101
DESIGN BY: BKB
DRAWN BY: BKB
DATE: 8/1/21
SHEET: C1



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 November 2, 2021

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

PROJECT: **MAP 2019-01: Sangamon Fields LRS Second 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 LSRD Second Subdivision. The subdivision contains 40 detached single-family lots. 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 approximately 100 feet east of the intersections of Deer Run Drive and Wheatley Drive and of Finch Drive and Isabella Drive. The final plat includes 9.165± 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 were approved as part of the Construction Plans which were approved by the Board of Trustees on June 22, 2021.

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 an east extension of Isabella Drive and Wheatley Drive. The site is accessible from Country Ridge Drive by way of Deer Run Drive and Finch Drive within the existing Country Ridge Subdivision. 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 phase, this 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 were submitted to the Village for review. Village staff reviewed the materials 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 is in process of finalizing those documents.

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 Second 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

Sangamon Fields LSRD 2nd Subdivision - Final Plat



Esri Community Maps Contributors, BuildingFootprintUSA, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, Champaign County GIS Consortium

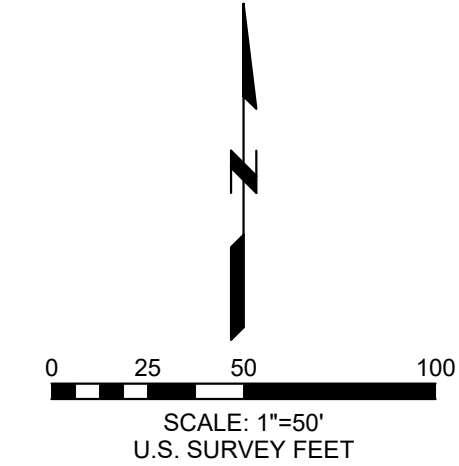
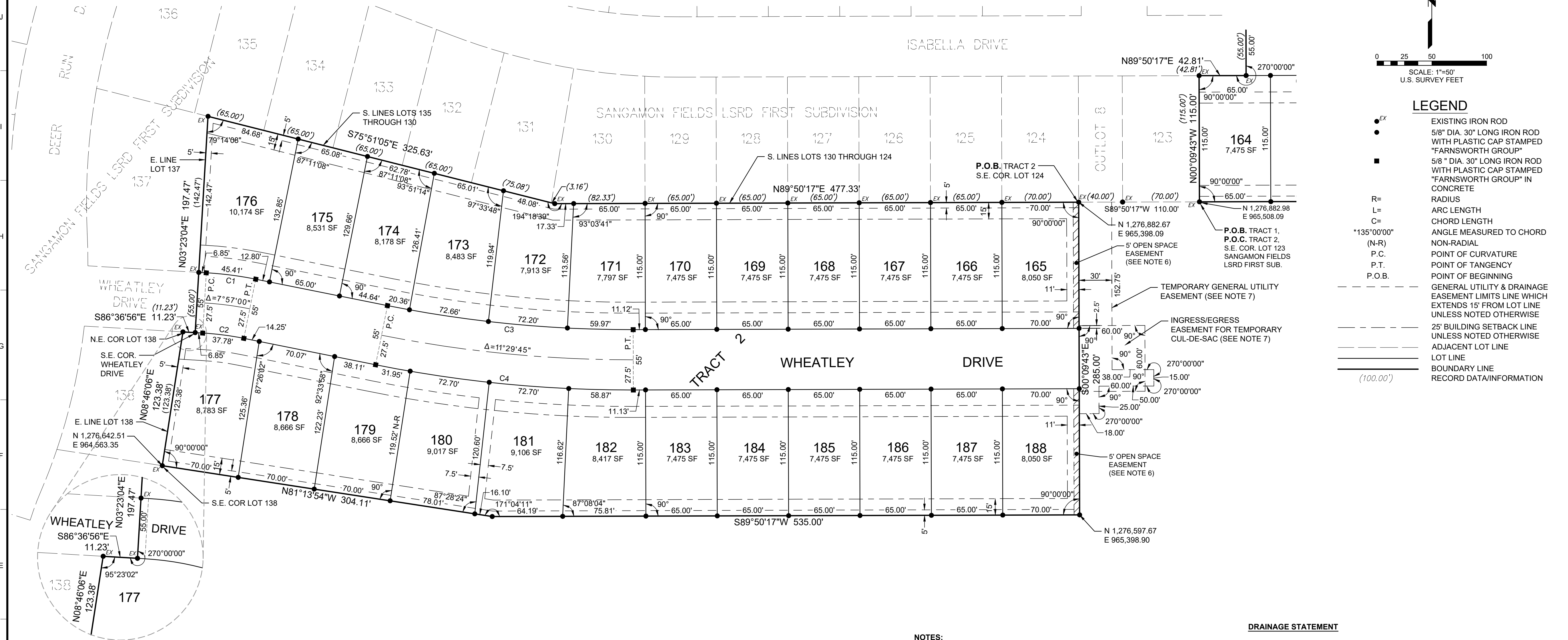
This map was prepared with geographic information system (GIS) data created by the Champaign County GIS Consortium (CCGIS), or other CCGISC member agency. These entities do not warrant or guarantee the accuracy or suitability of GIS data for any purpose. The GIS data within this map is intended to be 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: Thursday, June 24, 2021



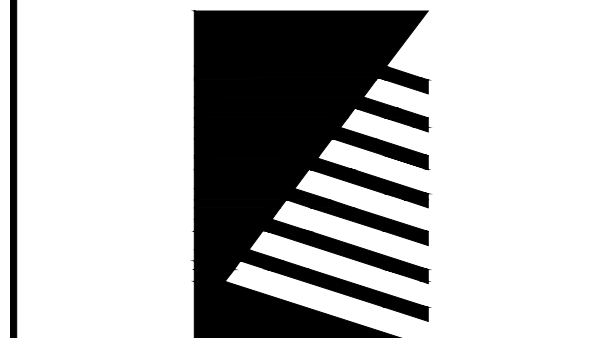
SANGAMON FIELDS LSRD SECOND SUBDIVISION

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



LEGEND

- EX EXISTING IRON ROD
- 5/8" DIA. 30" LONG IRON ROD WITH PLASTIC CAP STAMPED "FARNSWORTH GROUP"
- 5/8" DIA. 30" LONG IRON ROD WITH PLASTIC CAP STAMPED "FARNSWORTH GROUP" IN CONCRETE
- R= RADIUS
- L= ARC LENGTH
- C= CHORD LENGTH
- *135°00'00" ANGLE MEASURED TO CHORD NON-RADIAL
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- 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
- BOUNDARY LINE
- RECORD DATA/INFORMATION



Farnsworth GROUP

2709 MCGRAW DRIVE
BLOOMINGTON, ILLINOIS 61704
(309) 663-8435 / info@f-w.com

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

ISSUE: # DATE: DESCRIPTION:

PROJECT:

SANGAMON FIELDS LSRD SECOND SUBDIVISION

VILLAGE OF MAHOMET, CHAMPAIGN COUNTY, ILLINOIS

DATE: 6-24-21

DESIGNED: JDA

DRAWN: DJM

REVIEWED: BAB

FIELD BOOK NO.:

SHEET TITLE:

FINAL PLAT

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.

SHEET NUMBER:

1
of 2

PROJECT NO.: 0210337.00

SURVEYOR'S CERTIFICATE

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

A PART OF THE SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 22, TOWNSHIP 20 NORTH, RANGE 7 EAST, OF THE THIRD PRINCIPAL MERIDIAN, CHAMPAIGN COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1

BEGINNING AT THE SOUTHEAST CORNER OF LOT 123 IN SANGAMON FIELDS LSRD FIRST SUBDIVISION, AS RECORDED ON JANUARY 02, 2020 AS DOCUMENT NO. 2020R00292 IN THE CHAMPAIGN COUNTY RECORDER'S OFFICE. FROM SAID POINT OF BEGINNING, THENCE NORTH 00°09'43" WEST 115.00 FEET ALONG THE EAST LINE OF SAID LOT 123 TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 89°50'17" EAST 42.81 FEET ALONG THE SOUTH LINE OF ISABELLA DRIVE TO THE SOUTHEAST CORNER OF ISABELLA DRIVE AS SHOWN ON SAID SANGAMON FIELDS LSRD FIRST SUBDIVISION; THENCE NORTH 00°09'43" WEST 172.36 FEET ALONG THE EAST LINE OF ISABELLA DRIVE AND THE EAST LINE OF LOT 122 IN SAID SANGAMON FIELDS LSRD FIRST SUBDIVISION TO THE NORTHEAST CORNER OF SAID LOT 122, BEING ON THE SOUTH LINE OF COUNTRY RIDGE SIXTH SUBDIVISION, AS RECORDED ON DECEMBER 15, 2014 AS DOCUMENT NO. 2014R23008 IN SAID RECORDER'S OFFICE; THENCE NORTH 89°43'55" EAST 546.41 FEET ALONG THE SOUTH LINE OF SAID COUNTRY RIDGE SIXTH SUBDIVISION; THENCE SOUTH 76°06'40" WEST 2.80 FEET ALONG THE SOUTHWESTERLY EXTENSION OF THE SOUTH LINE OF LOTS 617 AND 616 IN SAID COUNTRY RIDGE SIXTH SUBDIVISION TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, THENCE SOUTH 00°02'12" EAST 279.71 FEET ALONG SAID EAST LINE; THENCE SOUTH 89°50'17" WEST 115.89 FEET; THENCE SOUTH 00°09'43" EAST 8.00 FEET; THENCE SOUTH 89°50'17" WEST 470.00 FEET TO THE POINT OF BEGINNING, CONTAINING 3.683 ACRES, MORE OR LESS.

TRACT 2

COMMENCING AT THE SOUTHEAST CORNER OF LOT 123 IN SANGAMON FIELDS LSRD FIRST SUBDIVISION, AS RECORDED ON JANUARY 02, 2020 AS DOCUMENT NO. 2020R00292 IN THE CHAMPAIGN COUNTY RECORDER'S OFFICE, THENCE SOUTH 89°50'17" WEST 110.00 FEET ALONG THE SOUTH LINE OF SAID SANGAMON FIELDS LSRD FIRST SUBDIVISION TO THE SOUTHEAST CORNER OF LOT 124 SAID SANGAMON FIELDS LSRD FIRST SUBDIVISION BEING THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING, THENCE SOUTH 00°09'43" EAST 285.00 FEET; THENCE SOUTH 89°50'17" WEST 535.00 FEET; THENCE NORTH 81°13'54" WEST 304.11 FEET TO THE SOUTHEAST CORNER OF LOT 138 IN SAID SANGAMON FIELDS LSRD FIRST SUBDIVISION; THENCE NORTH 08°46'06" EAST 123.38 FEET ALONG THE EAST LINE OF SAID LOT 138 TO THE NORTHEAST CORNER OF SAID LOT 138, BEING ON THE SOUTH LINE OF WHEATLEY DRIVE; THENCE SOUTH 86°36'56" EAST 11.23 FEET ALONG THE SOUTH LINE OF SAID WHEATLEY DRIVE TO THE SOUTHEAST CORNER THEREOF AS SHOWN ON SAID SANGAMON FIELDS LSRD FIRST SUBDIVISION; THENCE NORTH 03°23'04" EAST 197.47 FEET ALONG THE EAST LINE OF SAID WHEATLEY DRIVE AND THE EAST LINE OF LOT 137 IN SAID SANGAMON FIELDS LSRD FIRST SUBDIVISION TO THE SOUTH LINE OF LOT 135 IN SAID SUBDIVISION; THENCE SOUTH 75°51'05" EAST 325.63 FEET ALONG THE SOUTH LINES OF LOT 135 THROUGH LOT 130, INCLUSIVE, IN SAID SANGAMON FIELDS LSRD FIRST SUBDIVISION TO A BEND IN THE SOUTH LINE OF SAID LOT 130; THENCE NORTH 89°50'17" EAST 477.33 FEET ALONG THE SOUTH LINES OF LOT 130 THROUGH LOT 124, INCLUSIVE, IN SAID SANGAMON FIELDS LSRD FIRST SUBDIVISION TO THE POINT OF BEGINNING, CONTAINING 5.482 ACRES, MORE OR LESS.

THIS PROPERTY HAS BEEN SUBDIVIDED INTO 40 LOTS, NUMBERED 149 THROUGH 188, INCLUSIVE, THE STREETS AND EASEMENTS AS SHOWN. SAID SUBDIVISION IS TO BE KNOWN AS "SANGAMON FIELDS LSRD SECOND 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 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, 2021.

FARNSWORTH GROUP, INC.
2709 MCGRAW DRIVE
BLOOMINGTON, IL 61704



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

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

ENGINEER/SURVEYOR: MRDF, LLC
2709 MCGRAW DRIVE, BLOOMINGTON, IL 61704 (309)663-8435

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

NOTES:

- SANGAMON FIELDS LSRD SECOND SUBDIVISION 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, 2021.
- NOT INCLUDED WITHIN THE BOUNDARY OF THIS SUBDIVISION IS A TEMPORARY INGRESS/EGRESS EASEMENT AND A TEMPORARY GENERAL UTILITY EASEMENT 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 THE 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.

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: 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 _____, 2021

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.

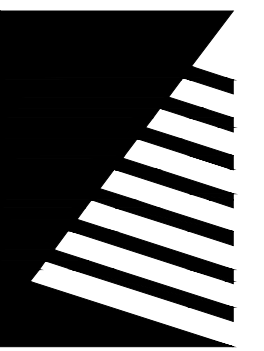
PRESIDENT, BOARD OF TRUSTEES (DATE) _____

VILLAGE CLERK (DATE) _____

S. 1/2 SEC. 22, T.20N., R.7E., 3P.M.

SANGAMON FIELDS LSRD SECOND SUBDIVISION

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

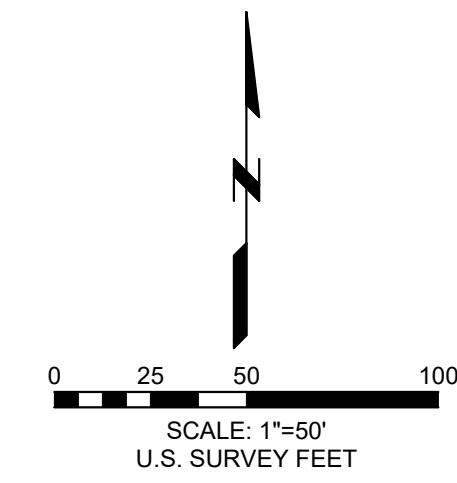


**Farnsworth
GROUP**

2709 McGRAW DRIVE
BLOOMINGTON, ILLINOIS 61704
(309) 663-8435 / info@f-w.com

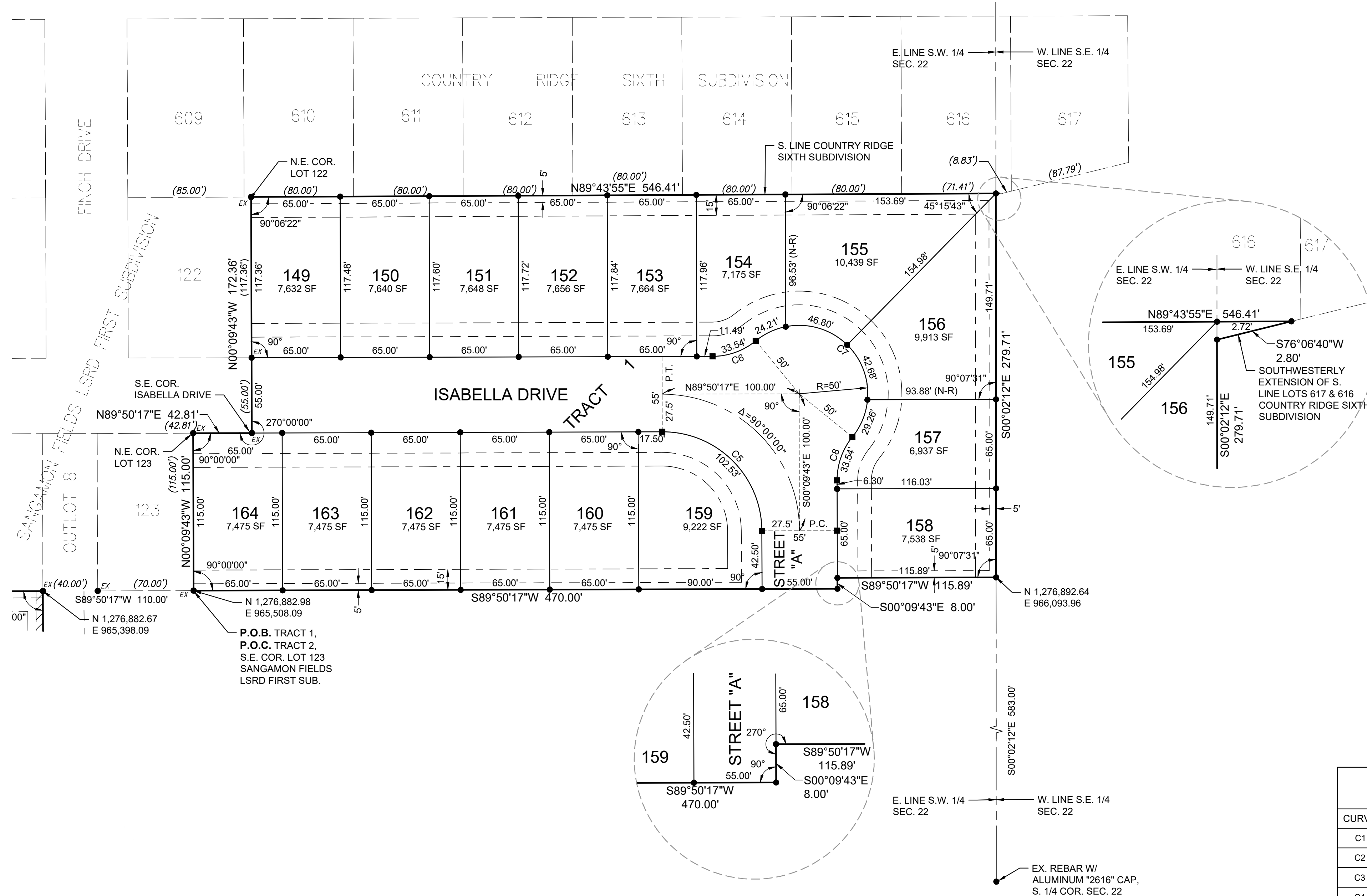
www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE:
DATE: DESCRIPTION:



LEGEND

- EX EXISTING IRON ROD
- 5/8" DIA. 30" LONG IRON ROD WITH PLASTIC CAP STAMPED "FARNSWORTH GROUP"
- 5/8" DIA. 30" LONG IRON ROD WITH PLASTIC CAP STAMPED "FARNSWORTH GROUP" IN CONCRETE
- R= RADIUS
- L= ARC LENGTH
- C= CHORD LENGTH
- *135°00'00" ANGLE MEASURED TO CHORD (N-R) NON-RADIAL
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- 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
- BOUNDARY LINE
- RECORD DATA/INFORMATION



CURVE TABLE					
CURVE	CHORD	LENGTH	RADIUS	CHORD BEARING	DELTA
C1	45.41'	45.44'	327.50'	N82°38'26"W	07°57'00"
C2	37.78'	37.81'	272.50'	N82°38'26"W	07°57'00"
C3	224.85'	225.23'	1122.50'	S84°24'50"E	11°29'47"
C4	235.86'	236.25'	1177.50'	S84°24'50"E	11°29'47"
C5	102.53'	113.88'	72.50'	N45°09'43"W	90°00'00"
C6	33.54'	34.20'	50.00'	N70°14'25"E	39°11'42"
C7	99.49'	146.95'	50.00'	N45°09'43"W	168°23'24"
C8	33.54'	34.20'	50.00'	S19°26'08"W	39°11'42"

PROJECT:

SANGAMON FIELDS LSRD SECOND SUBDIVISION

VILLAGE OF MAHOMET, CHAMPAIGN COUNTY, ILLINOIS

DATE: 6-24-21

DESIGNED: JDA

DRAWN: DJM

REVIEWED: BAB

FIELD BOOK NO.:

SHEET TITLE:

FINAL PLAT

SHEET NUMBER:

2
of 2

PROJECT NO.: 0210337.00

I:\muntz\1\2021\0210337.00 - Sangamon Fields LSRD Second Subdivision\Survey\07_Drawings\0210337.00 - Sangamon Fields 2nd Adm Final Plat.dwg | 6/23/2021 12:35 PM |

A RESOLUTION FOR THE PLAN AND ZONING COMMISSION

**CONCERNING THE FINAL PLAT FOR
SANGAMON FILEDS LSRD SECOND 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 Board of Trustees approved construction plans for **Sangamon Fields LSRD Second Subdivision** on June 22, 2021; and,
- WHEREAS,** the developer of the proposed **Sangamon Fields LSRD Second 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 Second 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 Second 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 November, 2021, 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 Second 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



**Plan and Zoning Commission
Staff Report
Meeting November 2, 2021**

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

CASE: Preliminary Discussion –
Harvest Edge Subdivision Area General Plan Revision (Rob Frerichs)

ACTION: Preliminary Discussion – No other action

ATTACHMENTS: Proposed Area General Plan – revised
Approved Area General Plan

REQUEST DETAILS:

An interested developer, Rob Frerichs, has submitted a proposed Area General Plan (AGP) revision for Harvest Edge Subdivision. The Plan and Zoning Commission (PZC) is asked to provide feedback to the developer related to the potential of a revised Area General Plan for Harvest Edge Subdivision.

Highlights:

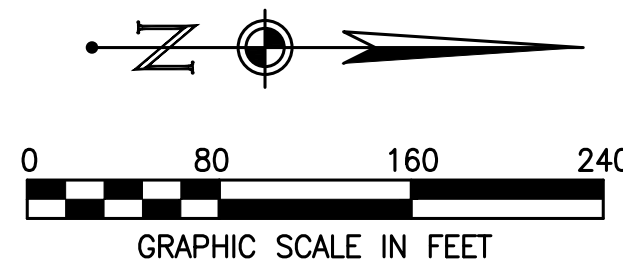
1. Change from a mix of attached and detached housing to all detached housing.
2. Reduction from three (3) intersections with South Mahomet Rd to one (1) which already exists.
3. Reduction of six (6) construction phases to four (4) phases.
4. Rerouting of water main to reduce oversizing expenses for the Village.

The former AGP included multiple intersections with South Mahomet Road. This was prior to the plans for South Mahomet Road to be extended over the railroad to serve as the primary west-east route from 47 to Prairievew Road. The increase in traffic along SMR supports the removal of the intersections.

The plan also included areas for attached single family homes and is now presented for all detached homes. Zoning changes were never pursued since the areas were in later phases. The developer would present a rezoning request next month to alter R1B to R1C zoning in accordance with the plan presented.

AREA GENERAL PLAN
HARVEST EDGE SUBDIVISION
 AN ADDITION TO THE VILLAGE OF MAHOMET,
 CHAMPAIGN COUNTY, ILLINOIS

AREA GENERAL PLAN APPROVAL
 THE AREA GENERAL PLAN ENTITLED "HARVEST EDGE SUBDIVISION" HAS RECEIVED
 APPROVAL BY THE PLAN & ZONING COMMISSION OF THE VILLAGE OF MAHOMET,
 ILLINOIS, THIS _____ DAY OF _____, 20__



SHEET LEGEND			
	BOUNDARY LINE		EX. CONTOUR LINE
	PROPERTY LINE		PROP. 6" WATER MAIN
	EX. SANITARY SEWER		PROP. 8" WATER MAIN
	EX. STORM SEWER / CULVERT		PROP. STORM SEWER
	EX. 6" WATER MAIN		PROP. SANITARY SEWER
	EX. 8" WATER MAIN		PROP. SANITARY MANHOLE
	EX. 8" WATER MAIN		PROP. STORM MANHOLE
	EX. 8" WATER MAIN		PROP. STORM INLET
	EX. 8" WATER MAIN		PROP. FLARED END SECTION
	EX. 8" WATER MAIN		PROP. FIRE HYDRANT

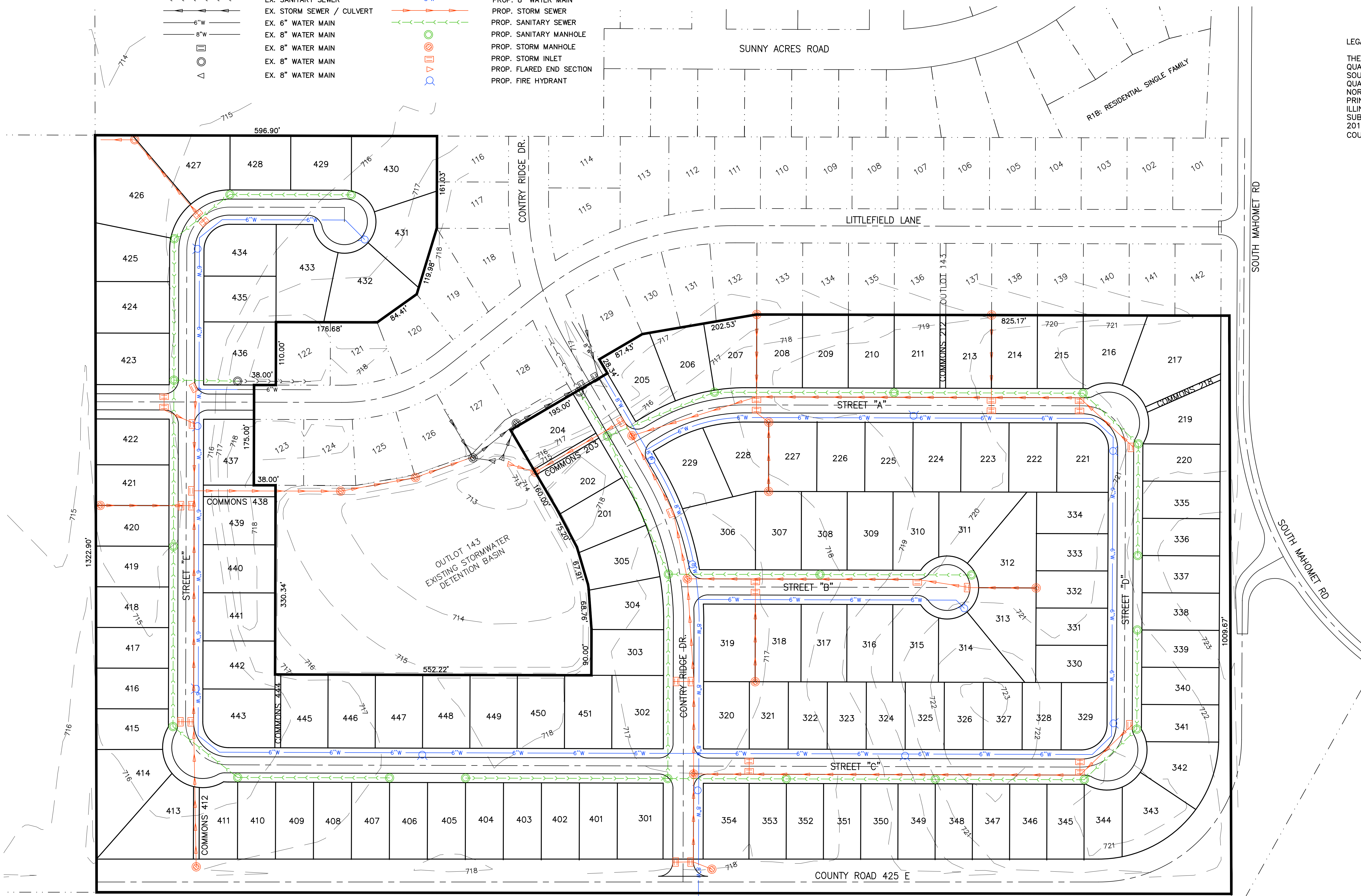
CHAIRPERSON _____

LEGAL DESCRIPTION:
 THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 20 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN CHAMPAIGN COUNTY, ILLINOIS EXCEPT HARVEST EDGE FIRST SUBDIVISION AS PER DOCUMENT NUMBER 2016R20008 IN THE RECORDS OF CHAMPAIGN COUNTY, ILLINOIS RECORDER'S OFFICE.

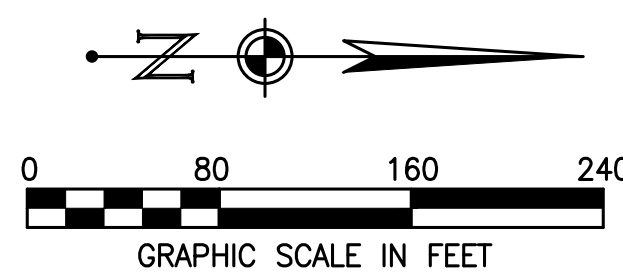
ENGINEER/SURVEYOR:
 BKB ENGINEERING, INC.
 301 N. NEIL ST., SUITE 400
 CHAMPAIGN, IL 61820
 (217) 531-2971 OFFICE
 (217) 531-2211 FAX
 PROFESSIONAL DESIGN FIRM
 NO. 184.005483

LAND OWNER:
 MAHOMET LAND DEVELOPMENT, LLC
 P.O. BOX 88
 SIDNEY, IL 61877

SUBDIVIDER:
 ROB FRERICHS
 UNLIMITED HOLDINGS, LLC-LAND
 799 COUNTY ROAD 3200 NORTH
 FISHER, IL 61843
 (217) 897-1000



AREA GENERAL PLAN
HARVEST EDGE SUBDIVISION
 AN ADDITION TO THE VILLAGE OF MAHOMET,
 CHAMPAIGN COUNTY, ILLINOIS



R1B: SINGLE FAMILY RESIDENTIAL DISTRICT (EXISTING)
 REZONE AREA FROM R1B: RESIDENTIAL SINGLE FAMILY DISTRICT TO R1C: RESIDENTIAL SINGLE FAMILY DISTRICT



SHEET LEGEND

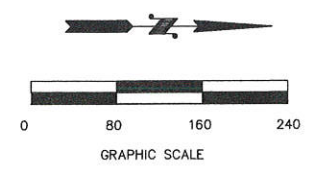
- SECTION LINE
- - - - - EX. EASEMENT
- - - - - EX. SANITARY SEWER
- - - - - EX. STORM SEWER
- - - - - EX. 6" WATERMAIN
- - - - - EX. 8" WATERMAIN
- - - - - EX. GAS
- - - - - EX. UNDERGROUND ELECTRIC
- - - - - EX. UNDERGROUND TELEPHONE
- - - - - EX. FENCE
- - - - - EX. CONTOUR LINE
- △ SET CONTROL POINT
- IRON PIN FOUND
- EX. CURB INLET MANHOLE
- EX. SANITARY MANHOLE
- EX. FIRE HYDRANT
- EX. WATER VALVE
- EX. TELEPHONE PEDESTAL
- PROP. RIGHT OF WAY
- 6" W PROP. 6" WATER MAIN
- 10" W PROP. 10" WATER MAIN
- PROP. STORM SEWER
- PROP. SANITARY SEWER
- PROP. SANITARY MANHOLE
- PROP. STORM MANHOLE
- PROP. CURB INLET
- PROP. FIRE HYDRANT
- PHASE BOUNDARY
- LOCAL FLOW DIRECTION (APPROXIMATE LOCATION)
- PROP. BIKE PATH, 8' WIDE

AREA GENERAL PLAN APPROVAL
 THE AREA GENERAL PLAN ENTITLED "HARVEST EDGE SUBDIVISION" HAS RECEIVED APPROVAL BY THE PLAN & ZONING COMMISSION OF THE VILLAGE OF MAHOMET, ILLINOIS, THIS 15th DAY OF Sept 2015.

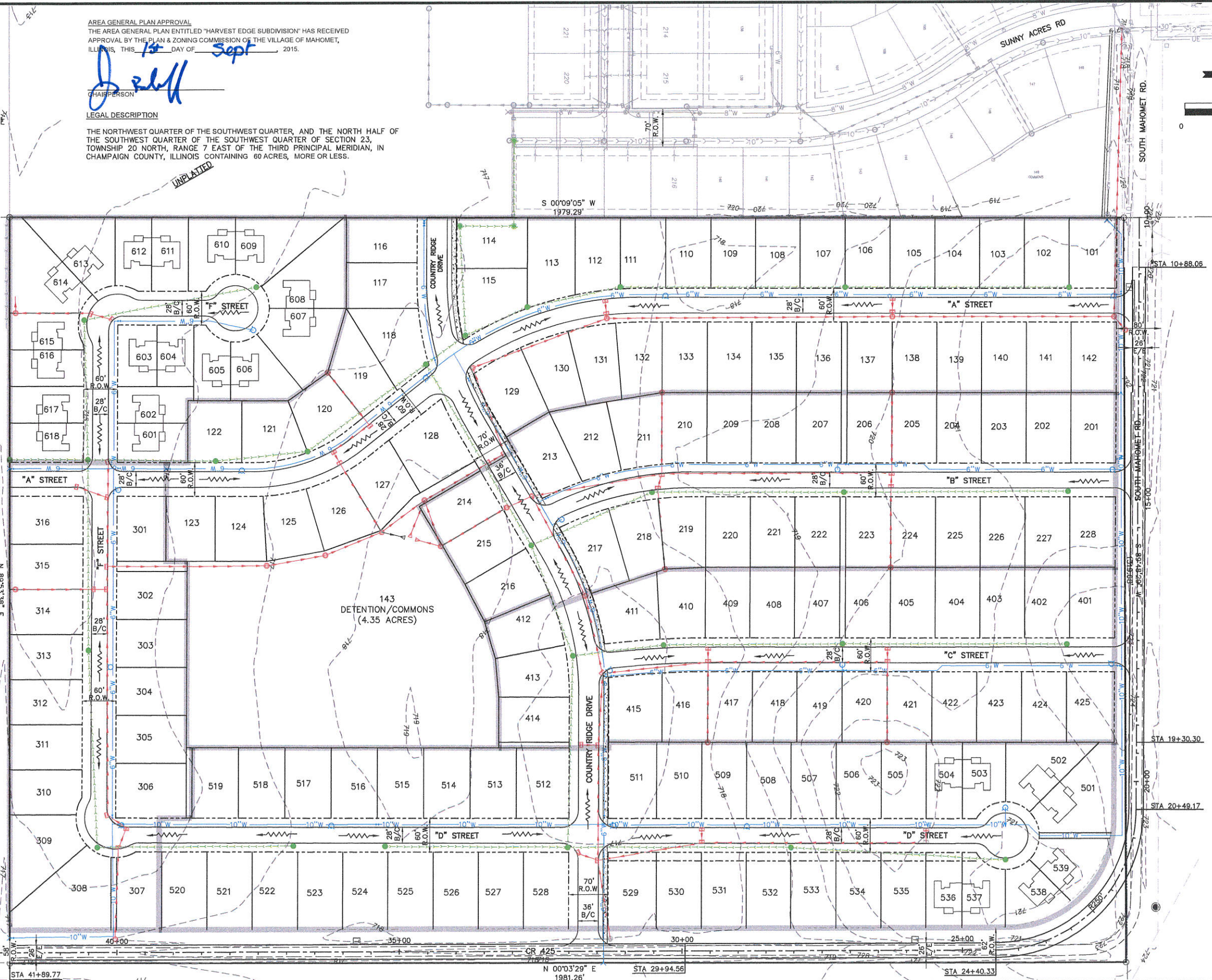
CHAIRPERSON
J. Kelly

LEGAL DESCRIPTION

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 20 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN CHAMPAIGN COUNTY, ILLINOIS CONTAINING 60 ACRES, MORE OR LESS.



PHASE	PROPOSED ZONING	
	R1	R2
PHASE 1	42	0
PHASE 2	28	0
PHASE 3	16	0
PHASE 4	25	0
PHASE 5	31	8
PHASE 6	0	18
TOTAL	142	26
TOTAL LOTS	168	



REVISED: 8/26/15, 9/22/15, 10/08/15

Phoenix Consulting Engineers, Ltd.
 Professional Design Firm No. 184.005835
 421 E. Main Street • Mahomet, IL 61853
 Ph 217-586-1803 • Fax 217-586-6757

**VILLAGE OF MAHOMET
 CHAMPAIGN COUNTY, IL**

**AREA GENERAL PLAN
 HARVEST EDGE SUBDIVISION**

**NW ¼ SW ¼ OF THE N ½ OF SEC. 23,
 T.20N., R. 7E., 3RD P.M.**

DRAWN BY: JLR	JOB NO: 14MLH001
CHECKED BY: TLO	DATE: 8/14/15
	SHEET 1 OF 1