



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

Join Zoom Meeting

<https://us02web.zoom.us/j/87228588591?pwd=S1I3akxPcmpQU3hvbHdaOUpNQ2ZoUT09>

Meeting ID: 872 2858 8591

Passcode: 61853

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Join by Skype for Business

<https://us02web.zoom.us/skype/87228588591>

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 September 7, 2021. Other written comments may be submitted by emailing Abby Heckman, heckman@mahomet-il.gov no later than the start of the meeting on September 7, 2021 to ensure placement of such comments in the official record of the meeting.

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

5. 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

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

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

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

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

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

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

7. COMMISSIONER / STAFF COMMENTS: NEXT PZC MEETING – OCTOBER 5, 2021

8. ADJOURN

PLAN AND ZONING COMMISSION
MEETING MINUTES - DRAFT
June 1, 2021

CALL TO ORDER: The meeting was called to order at 7:04pm on Tuesday June 1, 2021.

ROLL CALL:

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

Members Absent: None.

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

Mr. Roloff stated there were people from the public present at the Village Hall.

PUBLIC COMMENT: No one came forward.

REVIEW/APPROVE MINUTES: April 6, 2021 and May 4, 2021

Abby Heckman stated the minutes for the May 4, 2021 meeting were not provided to the Commission and therefore they would be placed on the agenda for the July meeting for approval consideration.

DeAtley moved to approve the April 6, 2021 meeting minutes. Buzicky seconded the motion. ROLL CALL. 6-0-1. Briney abstained. Motion Passed.

PUBLIC HEARINGS:

ZA2021-04: BRIDLEBROOK DEVELOPMENT TRACT

A RESOLUTION CONCERNING A REZONING FOR 1.8± ACRES OF LAND LOCATED WITHIN THE BRIDLEBROOK PUD BETWEEN PATTON DRIVE AND DELANE DRIVE WEST OF CHURCHILL ROAD FROM R3C MULTIPLE-FAMILY RESIDENTIAL DISTRICT TO R3G MULTIPLE-FAMILY RESIDENTIAL DISTRICT

Abby Heckman presented information from the case memo. She stated the area under consideration was rezoned within the last couple years from C-1 to R-3 to better reflect how the property was expected to develop. She stated the Village recently passed a Zoning Ordinance text amendment to expand the zoning options for multiple-family residential zoning. She stated Village staff is initiating this rezoning from what is now known as R3C to R3G. She stated the proposed R3G classification is more in line with the adjacent residential uses. She stated the rezoning was a prep to be developed as an infill site.

Adam Crutchley, attorney for landowner, stated there was a typo in the resolution that stated Unlimited Homes was the petitioner. He stated he and his client were agreeable to the rezoning and that it makes complete sense to get the site ready for development.

Abby Heckman stated she would correct the error to state the Village of Mahomet was the petitioner on the resolution.

Joe Chamley asked the landowner's attorney if it was correct to say the landowner has no objection to the rezoning request.

Adam Crutchley stated yes, they have no objection to the rezoning.

Mr. Roloff asked if there was anyone from the public that wanted to speak on the case.

Patrick Brown asked for clarification on what the property is currently zoned.

Abby Heckman stated the property is currently zoned R3C Multiple-Family Residential and the proposed zoning is R3G.

Jack Ware, 1613A Patton Drive, asked if the zoning would be the same as the adjacent properties to the east and west.

Abby Heckman stated the existing Bridlebrook facility to the west is currently zoned C-1 neighborhood Commercial and the existing Villa homes to the east are currently zoned R3C.

Patrick Brown asked what the difference was between R3C and R3G zoning.

Abby Heckman went through the allowed uses in the districts. She stated the biggest difference is that R3G allows for Common Lot Line Dwellings which is consistent with the existing housing on the south side of Delane and the quad homes to the east. She stated Common Lot Line Dwellings were not an allowed use in the R3C district.

Bryan Yates, 1619A Patton Drive, asked how many building stories are allowed in the R3G district.

Abby Heckman stated there is a height limit of 45 feet in both the R3C and R3G districts. She stated since the R3G is intended for ground floor living area for each unit it is not expected to have an individual home to be that tall. She stated there has been no plan submitted for the site. She stated they were just wanting to prep the land to encourage the ground floor living space.

Mr. Roloff stated future plans would be presented at a public meeting.

Buchanan moved to close the public hearing for ZA2021-04. Roloff seconded the motion. ROLL CALL. 7-0. Motion Passed.

RESOLUTIONS and MOTIONS (TO BE ACTED UPON):

ZA2021-04: BRIDLEBROOK DEVELOPMENT TRACT

A RESOLUTION CONCERNING A REZONING FOR 1.8± ACRES OF LAND LOCATED WITHIN THE BRIDLEBROOK PUD BETWEEN PATTON DRIVE AND DELANE DRIVE WEST OF CHURCHILL ROAD FROM R3C MULTIPLE-FAMILY RESIDENTIAL DISTRICT TO R3G MULTIPLE-FAMILY RESIDENTIAL DISTRICT

Abby Heckman pointed out the location of the typo in the attached resolution which would need changed to state the Village of Mahomet.

Mr. Roloff went through the findings of fact and asked for a motion with the corrected petitioner name.

Briney moved to grant the rezoning with the findings of fact as stated below. Buzicky seconded the motion. ROLL CALL. 7-0. Motion Passed.

BE IT THEREFORE RESOLVED this 1st day of June, 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** 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-3C Multiple-Family Residential to R-3G Multiple-Family Residential district.

HUNTERS RIDGE SEVENTH SUBDIVISION (FINAL PLAT - AMENDED)

A RESOLUTION CONCERNING AN AMENDED FINAL PLAT FOR HUNTERS RIDGE SEVENTH SUBDIVISION ON 14.6± ACRES OF LAND LOCATED NORTH OF OLIGER DRIVE ON COLE LANE, CATES DRIVE AND RAPP DRIVE

Abby Heckman presented information from the staff memo. She stated there was a final plat presented in February that had a smaller land area. She stated the amended plat now includes all of the remaining undeveloped land area left within Hunters Ridge Subdivision.

Mr. Roloff went through the resolution asked for a motion.

Seamands moved to approve the amended final plat for Hunters Ridge Seventh Subdivision with the findings of fact as stated below. Briney seconded the motion. ROLL CALL. 7-0. Motion Passed.

BE IT THEREFORE RESOLVED this 1st day of June, 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 amended Final Plat for the **Hunters Ridge Seventh 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.

COMMISSIONER / STAFF COMMENTS: NEXT PZC MEETING – JULY 6, 2021

Abby Heckman stated they expect to have agenda items at the July meeting.

Mr. Buchanan asked if the meeting would be in person or over Zoom.

Joe Chamely stated if the Mayoral declaration is extended then the meeting could still happen over Zoom. He stated that in person is allowed now and could happen in July if the Commission would like to be in person.

ADJOURN:

Roloff moved to adjourn the meeting. Buchanan seconded the motion. ROLL CALL. 7-0. The meeting was adjourned at 7:34pm.

Respectfully,
Abby Heckman, Planner

DRAFT

PLAN AND ZONING COMMISSION
MEETING MINUTES - DRAFT
July 6, 2021

CALL TO ORDER: The meeting was called to order at 7:00pm on Tuesday July 6, 2021.

ROLL CALL:

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

Members Absent: None.

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

PUBLIC COMMENT: No one came forward.

REVIEW/APPROVE MINUTES: May 4, 2021

Buchanan moved to approve the May 4, 2021 meeting minutes. Briney seconded the motion. ROLL CALL. 5-0-2. Roloff and Spencer abstained. Motion Passed.

RESOLUTIONS and MOTIONS (TO BE ACTED UPON):

CONWAY FARM SUBDIVISION PHASE 5 (FINAL PLAT)

A RESOLUTION CONCERNING A FINAL PLAT FOR CONWAY FARM SUBDIVISION PHASE 5 ON 3.56± ACRES OF LAND LOCATED SOUTH OF HALO DRIVE ON ROBERTO ROAD

Abby Heckman presented information provided in the case memo.

Mr. DeAtley asked if lot 224 in existing Conway Farm adjacent to outlot 108 was touching the existing property line or possibly exceeding the property line.

Abby Heckman stated that was correct. She stated the house was not placed properly on the lot and therefore was not meeting required setbacks. She stated outlot 108 which will be sold to them will eliminate the encroachment issue for the existing house.

Mr. DeAtley asked if sidewalks would be provided on all sides of the roadway.

Abby Heckman stated yes, where will be sidewalks provided according to Subdivision Ordinance requirements and that no waiver was requested related to sidewalks.

Mr. Roloff went through the findings of fact and asked for a motion.

Briney moved to approve and grant the final plat for Conway Farm Subdivision Phase 5 and requested waiver with the findings of fact as stated below. Buchanan seconded the motion. ROLL CALL. 7-0. Motion Passed.

BE IT THEREFORE RESOLVED this 6th day of July, 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 **Conway Farm Subdivision Phase 5** 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** Waiver of the requirement to submit a preliminary plat for approval prior to final plat approval.
- C. The approval of the Final Plat recommended above is further subject to the following conditions:
1. Submission of all supporting documentation in proper form.
 2. The approval of the Final Plat recommended above is further subject to the review and approval of the Final Plat and supporting documents as applicable by other relevant agencies and utility service providers.
 3. In the event that the modifications to the Final Plat are not completed, the outside agency reviews are not completed, all supporting documents are not submitted in final form, or the conditions set forth above are not met within sixty (60) days from the date of approval by the Board of Trustees, the approvals recommended herein shall be null and void.

COMMISSIONER / STAFF COMMENTS: NEXT PZC MEETING – AUGUST 3, 2021

Abby Heckman stated as of right now we do have an agenda for the August meeting but it could change and that staff would let the Commission know if something changed.

Mr. DeAtley stated despite our recommendation from the last meeting the BOT approved the waiver of the sidewalks for Prairieside.

Joe Chamely went over the expiration of the Governor Order related to remote meetings.

Mr. Buzicky stated he cannot attend in person in August.

ADJOURN:

Buchanan moved to adjourn the meeting. Roloff seconded the motion. ROLL CALL. 7-0. The meeting was adjourned at 7:11pm.

Respectfully,
Abby Heckman, Planner



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 September 7, 2021

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

PROJECT: **TERMINATION OF PLANNED UNIT DEVELOPMENT (PUD))**

PETITIONER: Multiple

REQUESTED ACTION: **Recommendation to the Board of Trustees (BOT)**
Approval of Termination of PUD

INTRODUCTION: The Plan and Zoning Commission is asked to consider a request for the termination of a recorded Planned Unit Development with its covenants, restrictions and development plan.

LOCATION / SITE DESCRIPTIONS: The site is located south of Patton Drive and north of Delane Drive from Heather Drive to Churchill Dr. encompassing 7.8± acres. The site contains an assisted living center and related parking and circulation and expansion area; vacant undeveloped land; and, eight (8) single family lots with attached homes known as Bridlebrook Villas.

PRIOR RELATED VILLAGE ACTIONS:

- PUD Final Development Plan – Approved by BOT Res. 06-07-01 – Recorded as 2006R34283
- Replat - Bridlebrook Subdivision Replat of Lot 3 – Recorded as 2006R34280
- Amended PUD Final Development Plan – Approved by BOT Res.09-04-09 – Recorded as 2009R28343
- Replat - Bridlebrook Subdivision Replat of Lots 2-12 of Lot 3 Replat – Recorded as 2009R28342
- Amended PUD Final Development Plan and Replat – Approved by BOT Res.10-03-03 and Res. 10-03-03 – Void – Never Recorded
- Final Plat - Bridlebrook Development Tract Subdivision (Replat) – Approved by Staff – Recorded March 2019
- Rezoning - Bridlebrook Development Tract Subdivision Lot 102 – Rezoned from R-3C to R-3G – BOT approved June 2021 – Ord 21-06-01

BACKGROUND: A PUD with covenants and restrictions is recorded to run with the land currently containing an assisted living center, vacant multi-family development land, and eight (8) existing attached single family homes (Bridlebrook Villas) with shared driveways. At the time it was established and later amended, the entirety of the land was intended to work as one fluid development with villas on individual lots, but the grounds managed by the developer/corporation operating the assisted living center. The Bridlebrook Villas were set up as age restricted units with “buy back” potential from the operating corporation.

The PUD includes a development plan. It has been amended multiple times. The latest was adopted in 2010 but it was never recorded so the 2006 version is still valid. On September 29, 2015, the developer sold the assisted living center and the two underlying lots to a private company operating as The Waterford at Bridlebrook. The developer, Bridle Brook Adult Communities LLC, continued to provide the grounds and collective services from its parent company,

www.mahomet-il.gov

Pioneer Oil Company out of Vincennes, IN in exchange for the monthly fees provided by all eight (8) villa owners. Additionally, homes sold on the open market but the age restriction was adhered to with one exception. The then current villa owners “voted” to approve the sale to a person less than 55 years of age.

The developer did not want to further the development of the villas since they no longer owned or operated the assisted living center. In responding to inquiries by developers, the owners and staff realized that the assisted living center building was in violation of side yard setbacks with the current lot line and had improvements and a “retaining wall” element on the adjacent property still held by Bridle Brook Adult Communities LLC owners. To prepare to make the land and building compliant, a subdivision was pursued that created a strip of land, that when dedicated and tied to the lot containing the assisted living center, rendered the building, improvements and grading compliant with ordinances.

At the same time, feedback from a few developers indicated that the current attached and shared driveway concept of the existing villa properties is not desirable in the current market. Therefore, the entirety of the existing driveway adjacent to the vacant land was platted into a second strip of land intended for ownership by the two (2) adjacent villa properties. The concept was then that any development of the middle would have to secure its own access depending on a development plan.

The covenants that were recorded with that replat subdivision in March 2019 indicated the intention of the two (2) strips (outlots) that would be dedicate to adjacent landowners and secured the unbuildable nature of the main lot until a subdivision was approved.

On June 30, 2021, Unlimited Homes LLC went under purchase contract for the vacant land with contingencies.

DEVELOPMENT PROPOSAL:

The original developer, Bridle Brook Adult Communities, LLC, has secured a new developer, Rob Frerichs with Unlimited Homes LLC, provided an alteration to the layout can be approved.

That development would be of individually platted lots for zero lot line homes under its own HOA. Eight (8) units facing Patton Dr and eight (8) units facing Delane Dr. The developer does not want to restrict the age for owners nor provide the same level of grounds maintenance and services the current Bridlebrook Villas owners have. The Bridlebrook Villa owners are prepared to establish their own HOA to manage and maintain their current level of maintenance services. The Villa owners support and request that the developer of the remainder of the land establish its own HOA. They additionally support that the new homes would no longer have an age restriction.

All eight (8) of the existing villa owners support the presented new development plan and are in the process of forming their own HOA.

The seller, Bridle Brook Adult Communities LLC, the buyer, Unlimited Homes LLC and all eight (8) villa property owners are in the process of drafting a tri-party agreement.

PROCESS:

An amendment or a termination is needed to allow the project/plan to proceed since the development plan is not completely consistent with the PUD development plan and the developer does not want to age restrict or be involved with the assisted living center and its amenities in any way.

The way to achieve this is to terminate the PUD.

While the majority of the owners would vote and elect to terminate the PUD, the PUD document establishes majority by acreage. The land containing the assisted living center is the majority landholder and therefore the only vote needed and able to make amendments or terminate the PUD.

Recently, the assisted living property went into foreclosure and therefore no "owner" was available that had rights to sign and support a termination.

APPLICATIONS RECEIVED: Staff received applications.

1. An application to terminate the PUD has been received by staff. The signatory is the owner of the vacant land,
2. An application for final plat and site plan development by the proposed developer, Unlimited Homes LLC, for the 16 zero lot line units on the vacant land.

The final plat, the supporting documents and the site plan have all been finalized and are ready for approval. The plat is being presented for recommendation by the PZC concurrently.

The termination request has been scheduled for public hearing as required.

The eight (8) villa property owners and their attorney, Jenny Park, met with Village staff at Village Hall on Wednesday, August 18, 2021. All owners but one (1) were represented at the meeting and unanimously supported the development plan proposed and the formation of their own HOA. Additionally, they indicated a willingness to sign documents/applications supporting the termination request.

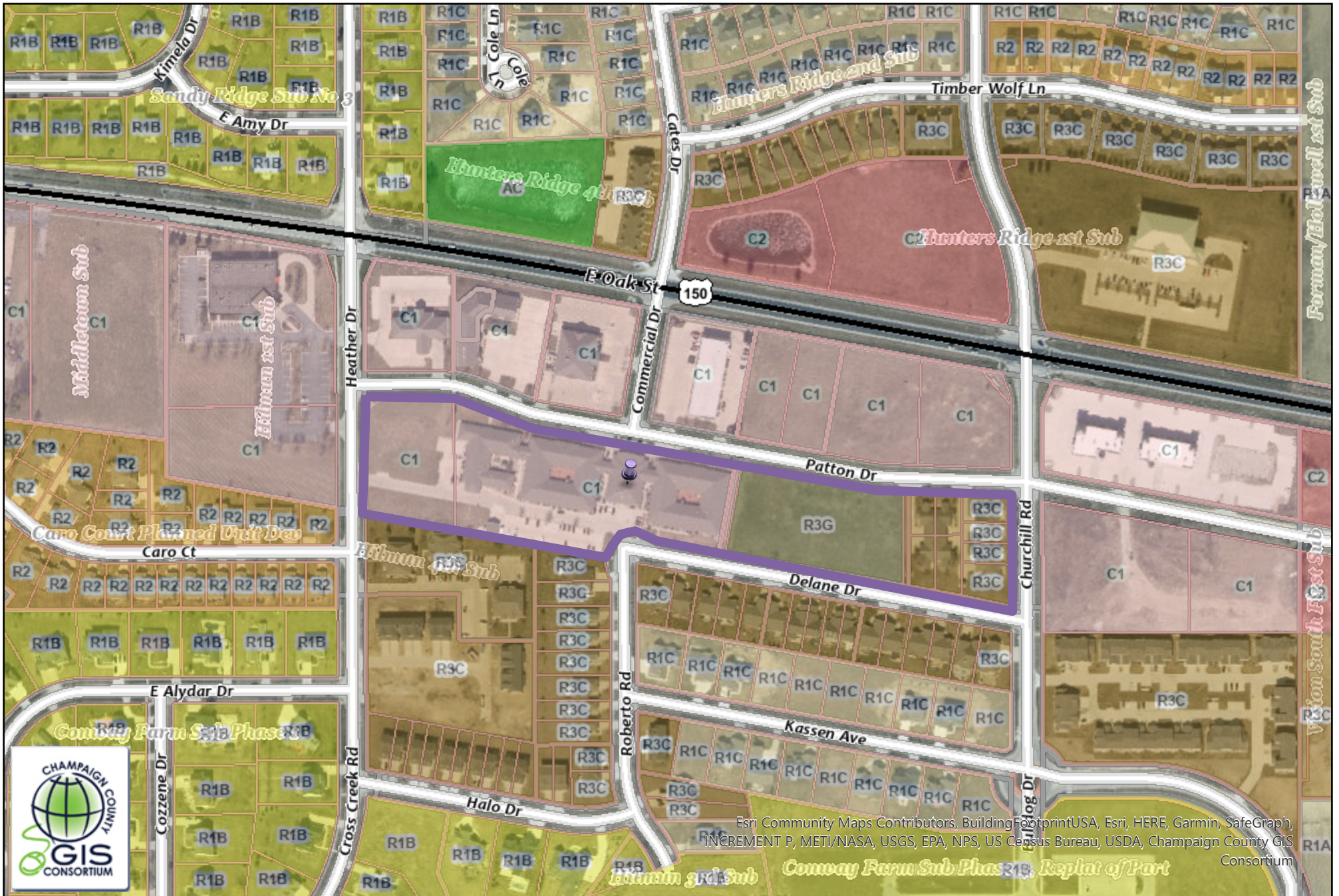
VILLAGE STAFF RECOMMENDATION: Staff supports a recommendation by the Plan and Zoning Commission for approval of the termination of the PUD. Ultimately, the assisted living center landowner will sign to terminate the PUD because in doing so, it will secure the zoning compliance of its largest asset and free itself from the relationship of the villas. The resolution developed contains conditions of sorts to acknowledge that until there is a signature to terminate, the termination cannot be recorded.

SUMMARY: A recommendation to the BOT by the PZC related to the eventual termination of the PUD is requested by the applicant, the prior developer of the land. A draft resolution is enclosed for consideration by the PZC.

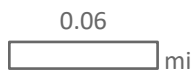
ATTACHMENTS:

- A. Property Aerial / Zoning Map
- B. Area of Interest exhibit
- C. Application
- D. Draft Resolution

Bridlebrook PUD Termination



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



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Building vs Property line - setback violation



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Case Name: _____

VILLAGE OF MAHOMET

**APPLICATION FOR: PLANNED UNIT DEVELOPMENT - AMENDMENT TO TERMINATE PUD
AND ESTABLISH NEW SUBDIVISION COVENANTS**

DO NOT WRITE IN THIS SPACE – FOR OFFICE USE ONLY

Date Filed: 07/12/2021

Fee Paid: - Check No.: 2802 Amount: \$1,000 = \$2,250 Date: 07/19/2021

Comments: \$1,250

Action by Plan and Zoning Commission: _____

Action by Board of Trustees: _____

NOTICE TO APPLICANTS:

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

APPLICATION FOR PLANNED UNIT DEVELOPMENT
(LARGE SCALE RESIDENTIAL DEVELOPMENT)

1. Name of Development: Bridle Brook Development
2. Name of Developer: Bridle Brook Adult Community Assoc, LLC Phone: 812-494-2810
Address: 400 Main St., Vincennes, IN 47591 Fax: 812-494-2508
Email: wbrooke@pioneercoils.net; glurson@franklinwell.net
3. Property Interest of Applicant: Owner / Developer
(Owner, Contract Purchaser, etc.)
4. Name of Local Agent: N/A Phone: _____
Address: _____ Fax: _____
Email: _____
5. Owner of Record: Same as developer Phone: _____
Address: _____ Fax: _____
Email: _____
6. Engineer: N/A Phone: _____
Address: _____ Fax: _____
Email: _____
7. Land Surveyor: N/A Phone: _____
Address: _____ Fax: _____
Email: _____
8. Attorney: Adam Crutchley Phone: 217 351 1500
Address: 30 E Main, Champaign 61821 Fax: 217 355 0087
Email: amc@thomasmore.com
9. Development Location: 1600 block of Patton Drive and
Delane Drive 151323101035, 151323101036, 151323101082,
151323101084, 151323101044, 151323101043,
10. Tax Parcel Number: 151323101083 151323101042, 151323101041, 151323101040,
151323101039, 151323101038, 151323101037
11. Legal Description (attach legal description if needed). _____
Bridlebrook Development Tract Subdivision Lot 102
12. Property Address: 1600 block of Patton Drive and Delane Drive

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

13. Present Land Use: Vacant - Undeveloped

Proposed Land Use: Residential - Common Lot Unit Dwellings

14. Present Zoning: R-3G

15. Proposed Zoning: R-3G

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

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

N/A 18. Is any open space being offered as part of this development application? _____

If so, what amount? _____

19. Has the Zoning Board of Appeals granted any variance, exception, or special permit concerning this property? No. Recently re-zoned from R-3C to R-3G in June '21.

N/A 20. Are any waivers from the Subdivision Regulations requested? _____

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

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

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

N/A 23. Provide the following qualitative information:

- Total number of dwelling units _____
- Proposed Lot Coverage (Percentage) _____
- Net Residential Density _____
- Proposed Traffic Projections _____
- Proposed Development Schedule _____
- Area of Common / Open Space _____

24. Surrounding Land Use and Zoning

	<u>Surrounding Zoning</u>	<u>Surrounding Land Use</u>
North	<u>C-1</u>	<u>Undeveloped</u>
South	<u>R-3C</u>	<u>Single Family Residential</u>
East	<u>C-1</u>	<u>Undeveloped</u>
West	<u>C-1</u>	<u>Commercial - Assisted living</u>

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

N/A 25. Does Site Plan show all of the following?

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

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

Removal of current Planned Unit Development
and establishment of new subdivision covenants

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

Elaborate: Property, as currently situated, is
substantially undevelopable. In order to effectuate
useful development, establishing new covenants to facilitate
same

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

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

N/A 29. **SITE PLAN**

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

30. Have prints been sent to utility companies and Mahomet Post Office? No

Attach utility company comments.

N/A 31. Attach Soil and Water Conservation District Review.

N/A 32. If development is located outside of Village, attach approvals by (as needed)

Township Road District Commissioner: _____

County Engineer: _____

County Zoning Administrator: _____

Corn Belt Fire Protection District: _____

Sangamon Valley Public Water District: _____

Other (Identify): _____

33. Applicants Comments (if any): Still awaiting contact from Waterford representation to get covenants drafted, but should be able to have covenants ready by end of next week.

34. Additional exhibits submitted by Applicant: _____
listing of contiguous lots owned per Section 22 of application

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

[Signature] Applicant _____ 07/09/2021 Date
[Signature] Owner _____ 07/09/2021 Date

EXHIBIT A

CONTIGUOUS LOTS UNDER COMMON OWNERSHIP

1. Outlot 101 – 0.069 acres to the immediate West of Lot 102.
2. Outlot 103 – 0.059 acres to the immediate East of Lot 102.

Both lots will be conveyed to the properties immediately adjacent to them in connection with the transfer of Lot 102 to the new developer in order to maintain compliance with all applicable zoning requirements.

Prepared By:

Adam M. Crutchley
THOMAS MAMER LLP
30 E. Main Street, STE 500
Champaign, IL 61824
217.351.1500
amc@thomasmamer.com

A RESOLUTION FOR THE PLAN AND ZONING COMMISSION

**CONCERNING TERMINATION OF THE BRIDLE BROOK PLANNED UNIT DEVELOPMENT AS AMENDED
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,** Bridle Brook Adult Communities, LLC has applied to terminate the Bridle Brook Planned Unit Development (PUD) designation for 7.8± acres of land located south of Patton Drive and north of Delane Drive between Heather Drive and Churchill Road and the required public hearing has been scheduled and held on September 7, 2021; and,
- WHEREAS,** the Petitioner and all eight property owners of the current Villas homes support the termination of the PUD and the related development plan; and,
- WHEREAS,** the owner of the property necessary to fulfill a majority vote to terminate the PUD is in limbo as the property is in foreclosure but the prior owner never participated in the terms of the PUD that tied the ownership and operations of the subject property and the current villa properties; and,
- WHEREAS,** Village staff, Village Engineer and Village Attorney reviewed the existing PUD documents, the proposed development plan and the request to terminate the existing PUD and made recommendations supporting the termination of the PUD; and,
- WHEREAS,** the Plan and Zoning Commission met, held the Public Hearing and reviewed the various documents, and found that it is in the best interest of the public that the PUD be terminated in its entirety.

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 / DENIAL** 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

**Resolution for Plan and Zoning Commission
CONCERNING TERMINATION OF THE BRIDLE BROOK PLANNED UNIT DEVELOPMENT AS AMENDED**

Village of Mahomet, Champaign County, Illinois

September 7, 2021

Page 2 of 2

eighty (180) 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 September 7, 2021**

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

PROJECT: CU2021-01 - CONDITIONAL USE PERMIT - 203 and 205 E Oak Street

PETITIONER: Clayton Clark (contract purchaser)

REQUESTED ACTION: The petitioner has requested consideration of a conditional use to establish two (2) mixed use commercial buildings each with a residential component located at 203 and 205 E Oak Street (US150). The contract purchaser would like to construct two (2) new buildings and associated parking, each building with two (2) commercial spaces on the ground floor and up to three (3) apartments above. The proposed mix of uses requires a conditional use permit in the C-2 zoning district (152.028(B)(12) and (23)).

PUBLIC HEARING / PROCEDURAL ISSUES: The Zoning Ordinance requires the Plan and Zoning Commission (PZC) to hold a public hearing upon request for a Conditional Use permit. The public hearing is scheduled for the September 7, 2021 PZC meeting. Public notice was published in the Mahomet Citizen on August 22, 2021. Courtesy notice letters were sent to neighbors via USPS. The PZC acts in an advisory role to the Board of Trustees regarding conditional use requests.

LOCATION / SITE DESCRIPTION: The site is located on the south side of Oak Street between Walnut and Center Streets and is made up of two (2) existing buildable lots totaling 0.48± acres of land zoned C-2 General Commercial District.

LAND USE AND ZONING:

Direction	Current Land Use	Current Zoning
On-Site	Vacant Lot / Existing Residential Structures	C-2 General Commercial District
North	Residential	R-2 Two-Family Residential District
South	Residential	R-3C Multiple-Family Residential District
East	Commercial / Mixed Use	C-2 General Commercial District
West	Commercial	C-2 General Commercial District

The Zoning Ordinance requires a conditional use permit for mixed uses in the C-2 district. The site is partially vacant with existing residential structures to be torn down with future development of the site.

PUBLIC WATER AND SANITARY SEWER FACILITIES: Water is available to this site by extension of service lines. Sanitary sewer taps are already available at each lot.

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

STREET ACCESS / TRAFFIC: An existing vehicular access approach exists to this site along the Oak Street frontage, which is controlled by IDOT. The petitioner intends to utilize the existing approach in the current location for shared access to both properties. There is an existing rock surface alley along the south side of the site which the petitioner plans to utilize for site circulation and access to parking along the alley. Sidewalks exist along the entire frontage along Oak Street.

STORMWATER MANAGEMENT: Site development will comply with the Village stormwater management ordinance. Some impervious surface is grandfathered since it existed prior to 1973. The differential will have to meet detention and release requirements. Preliminary analysis indicates an outlet pipe of 8 inches, the minimum, and a probable storage volume of 1900± cubic feet or 14,200± gallons. Downstream connection points to the Village system are available without using IDOT's Oak Street sewers via a platted alley. The developer and staff are discussing options for improvements to the public system to "bypass" the intersection of Center and Oak Streets and outlet "downstream" near the Village's property and potentially cooperate on detention that would handle future police station expansion as well.

POLICE AND FIRE PROTECTION: The Village of Mahomet Police Department currently provides police protection to this site which is approximately 150 feet from the police station. This property is within the Cornbelt Fire Protection District and is approximately 0.4 mile from the Main Street fire station.

CONFORMANCE TO COMPREHENSIVE PLAN: The Village of Mahomet Comprehensive Plan currently designates this site as part of the Middletown functional framework area. Infill opportunities for development are encouraged along with concurrent development of multiple lots when possible, to help stabilize the area for future development. The future land use plan recommends neighborhood commercial uses at this location which are intended to primarily serve the day-to-needs of surrounding neighborhoods but could also include destination uses for Village residents. Development in this area should be of a smaller scale and lesser intensity to generally be compatible with adjacent residential uses.

SUITABILITY OF PROPOSED CONDITIONAL USE: This site is located between two (2) existing commercially developed sites with an existing Village alley along the rear of the property. The site is in an area of town with a mix of both commercial and residential uses. If this site develops, then commercial development along the south side of Oak Street will be continuous between Walnut Street and Vine Street. The proposed residential dwellings above ground floor commercial uses helps to provide a neighborhood feel while transitioning from commercial to the existing residential uses to the south of this site. There are some uses within the C2 zoning district that staff has identified as less desirable when located with residential uses. Staff suggested restrictions to allowed uses are listed under the Village Staff Recommendation section.

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. The first phase of site development must substantially comply with the Site Plan as presented to the PZC (Site Plan dated September 7, 2021).
2. 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.
3. 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.
4. A driveway permit must be obtained from IDOT related to the site access (existing approach) from Oak Street (US 150).
5. The following uses are prohibited for the requested Conditional Use:
 - a. Automobile service station, automobile repair, gas station, vehicle sales and lot, vehicle storage lot, or other similar auto or vehicle-oriented use;
 - b. Hotel or motel;
 - c. Animal hospital, animal clinic or animal boarding; and
 - d. Nursery, pre-kindergarten, kindergarten, play, special and other private school or day care center.
6. The site must obtain Site Development Plan approval prior to the start of any site construction, except for demolition of existing structures.
7. 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.
8. The site must comply with all applicable provisions of the Zoning Ordinance.
9. The adjacent alley to Center Street needs to be improved to Village standards prior to the construction of the second building.

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) Conditional Use Application
- 3) Site plan
- 4) Draft Resolution

CU2021-01 203 and 205 E Oak Street



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This map was prepared with geographic information system (GIS) data created by the Champaign County GIS Consortium (CCGISC), 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.



Case Name: CU2021-01

**REQUEST FOR CONDITIONAL USE
VILLAGE OF MAHOMET**

DO NOT WRITE IN THIS SPACE – FOR OFFICE USE ONLY

Date Filed: Aug 18, 2021 Date of Hearing: Sept 1, 2021

Date of Published Notice: Aug 22, 2021 Newspaper: NG

Fee Paid - CK Receipt No.: 701332910 Amount: \$174.80 Date: 08/25/2021
\$500.00 APP Fee
\$174.80 Ad Post
= \$674.80

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 OWNERS

Name of Applicant(s): Clayton Clark Phone: 217-417-4312
Address of Applicant(s): 1904 Altan Dr, Champaign IL, 61821
Property Interest of Applicant(s): Contract Purchaser
(Owner, Contract Purchaser/Agent, etc.)
Name of Owner: Brian Hannon.
Address of Owner: _____

ADDRESS, AND DESCRIPTION OF PROPERTY

Address: 203 and 205 E oak st
Width of Lot: 66/66 Length of Lot: 149/149 Lot Area (Square feet): 9,834/9,834
Tax Parcel Number: 15-13-15-306-002 / 15-13-15-306-003
Legal Description (or attach legal description): _____

203- Lot 3 in block 8 of T.N Browns Plat of the town of Mahomet
205- Lot 2 in block 8 of T.N Browns Plat of the town of Mahomet, now
the village of Mahomet.

LAND USE AND ZONING

Present Zoning: C2
Present Land Use: 205-Vacant lot 203-deteriorated house
Proposed Land Use: Mixed use ~~Commercial~~ Commercial/Residential

	Surrounding Zoning	Surrounding Land Use
North	<u>R2</u>	<u>Mixed-commercial/Residential</u>
South	<u>R-3C</u>	<u>Residential.</u>
East	<u>C2</u>	<u>Commercial-dr. office</u>
West	<u>C2</u>	<u>Commercial - Flower Shop.</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.

Mixed use requested. Retail / commercial space 1st floor. Residential dwelling units on 2nd floor.

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

No. NO sites are available and no sites are suitable.

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

To Maximize the use of this lot while Making it the best possible transition from commercial to residential zoning surrounding, in order to tear down old house and do what is necessary to develop these properties. to be usable.

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

delapidated house on C-2 Property.

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

When? Spring 2022

What improvements are planned? development of lot 203 and 205 lots. 2-new buildings, tear down old house that is vacant.

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. ~~Global~~ Mixed use in this location will be a good transition between the residential to the south, and commercial frontage on 150, as well as clean up the lot.

7. Have there been major land use changes since zoning was applied in 1963 i.e. new expressway, new dam, etc? Elaborate.

No.

8. Would the proposed change create an isolated use unrelated to adjacent land use or zoning? Explain.

No.

9. Can the owner of the property realize an economic benefit from permitted uses in accordance with existing zoning? Elaborate.

No, with the cost to develop the site, a Conditional Use Permit is necessary.

10. Are there other sites available already zoned for the proposed use? Elaborate.

No. Currently no mixed use sites available. and no other sites are as suitable for mixed use with the location of this property.

11. Additional comments by the Applicant:

SKETCH PLAN

1. Is there a scaled plot plan attached that indicates the location of the premises and the nature of the site? Yes No (Application will not be processed without the required drawing)

2. Additional exhibits submitted by Applicant:

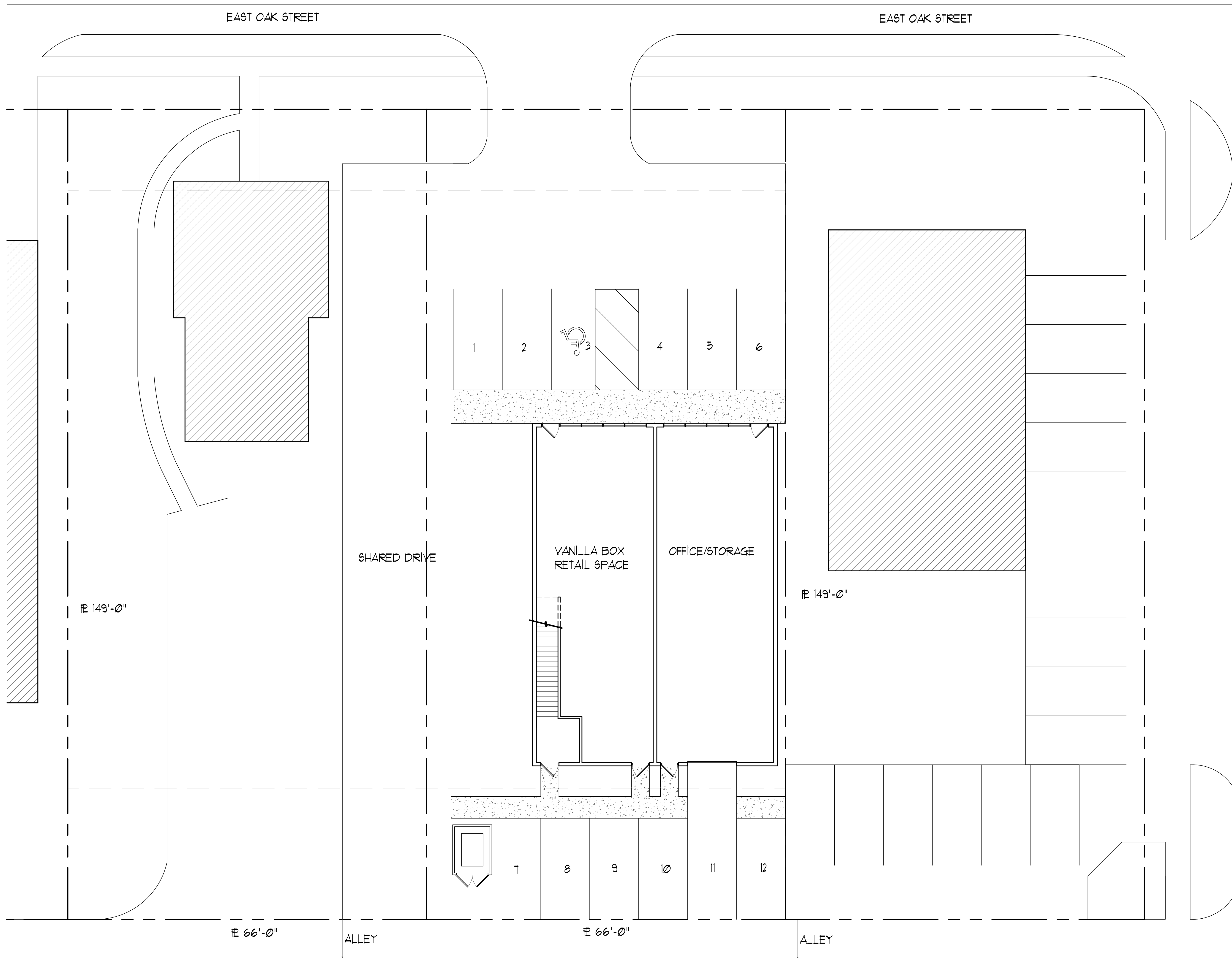
I (we) certify that all of the above statements and the statements contained in any papers or plan submitted herewith are true to the best of my (our) knowledge and belief.

CL CL
(Signature) Applicant

8/18/21
Date

Owner Signature on file with Village
(Signature) Owner

Date



4 PROPOSED SITE PLAN
 T1 SCALE: 1/8" = 1'-0"
 NORTH

PROJECT # 19
 DATE: 2019
 REVISION:

A N D R E W F E L L
 ARCHITECTURE AND DESIGN
 616 NORTH HICKORY STREET, SUITE 101
 CHAMPAIGN, ILLINOIS 61820
 PHONE: 217.363.2890
 WWW.ANDREWPELL.COM
 EMAIL: andrewfell@comcast.net

These drawings and specifications are the property and copyright of Andrew Fell, Architecture and Design and shall not be used on any other work except by written agreement with the Architect. Only written dimensions shall be used. Dimensions shall be verified on the job site. Any discrepancy shall be brought to the notice of the Architect prior to the commencement of any work.

205 E OAK STREET
 COMMERCIAL APARTMENT PLAN
 205 E OAK STREET
 MAHOMET, ILLINOIS 61853

T1

RESOLUTION FOR PLAN & ZONING COMMISSION

A Resolution Concerning a Conditional Use Permit for a mixed-use development with a residential component in the C-2 General Commercial District at 203 and 205 E Oak Street

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, Clayton Clark, requested a conditional use permit be granted under the terms of the Village Zoning Ordinance to allow for a mixed-use development with a residential component on land located within the C-2 General Commercial District; and,

WHEREAS, the subject project is located at 203 and 205 E Oak Street and the legal description for the proposed Conditional Use Permit is as follows:

Lot 2 in Block 8 of T.M. Brown's Plat of the Town of Mahomet, now the Village of Mahomet, as per Plat recorded in Book 10 of Deeds, at Page 132, situated in Champaign County, Illinois, excepting therefrom, that part conveyed to the People of the State of Illinois, Department of Transportation by Deed recorded November 20, 2000 as Document No. 2000R26814.

Lot 3 in Block 8 of T.M. Brown's Plat of the Town of Mahomet, as per Plat recorded November 14, 1867 in Deed Record 10, Page 132, situated in Champaign County, Illinois.

Except the following: Beginning at the Northwest corner of said Lot 3, said point being on the Southerly right of way line of FAS 1517 (US-150); thence North 89 degrees, 42 minutes, 01 seconds East (Bearings based on Illinois State Plane Coordinates, East Zone NAD 83) 20.374 meters (66.84 feet) along the Southerly right of way line of FAS 1517, said line being parallel with and 10.058 meters (33.00 feet) Southerly of the centerline of FAS 1517, to the Northeast corner of said Lot 3; thence South 00 degrees, 22 minutes, 34 second East 1.219 meters (4.00 feet) along the East line of said Lot 3, thence South 89 degrees, 42 minutes, 01 seconds West 20.374 meters (66.84 feet) along a line being parallel with and 11.277 meters (37.00 feet) Southerly of the centerline of FAS 1517 to the West line of said Lot 3; thence North 00 degrees, 20 minutes, 01 seconds West 1.219 meters (4.00 feet) along said West line to the Point of Beginning, situated 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 September 7, 2021 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 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 / DENY** 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.
- 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



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 September 7, 2021

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

PROJECT: **Unlimited Villas Subdivision (Replat of Bridlebrook Development Tract Subdivision Lot 102)**

PETITIONER: Unlimited Holdings LLC

ENGINEER: BKB Engineering, Inc.

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

INTRODUCTION: The Plan and Zoning Commission is asked to consider all the documents concerning the subject final plat (replat) subdivision. The subdivision includes the entire land area within Bridlebrook Development Tract Subdivision Lot 102. The replat will create 16 single-family lots that will facilitate the construction of attached single-family dwellings with one (1) dwelling on each lot. The plat has been submitted in accordance with the standard procedures set forth in the Mahomet Subdivision Ordinance.

LOCATION / SITE DESCRIPTIONS: The site is located south of Patton Drive and north of Delane Drive approximately 230 feet west of Churchill Road. The plat includes 1.8± acres of land.

PRIOR RELATED VILLAGE ACTIONS:

- Final Plat - Bridlebrook Development Tract Subdivision (Replat) – Approved by Staff – Recorded March 2019
- Rezoning - Bridlebrook Development Tract Subdivision Lot 102 – Rezoned from R-3C to R-3G – BOT approved June 2021 – Ord 21-06-01

CONFORMANCE TO ZONING ORDINANCE: The property is zoned R-3G Multiple Family Residential. The proposed lots comply with applicable requirements of the Village of Mahomet Zoning Ordinance.

PUBLIC WATER AND SANITARY SEWER FACILITIES: Public sanitary sewer and water mains exist and are operated by the Village of Mahomet.

AVAILABILITY OF PUBLIC UTILITIES: This site is adjacent to standard public municipal utilities. This is an “infill” site.

STREETS AND SIDEWALKS: This replat subdivision has existing street access on Patton Drive and Delane Drive. Sidewalks exist along the frontage of both Patton Drive and Delane Drive

STORMWATER MANAGEMENT: The site can be tied to existing public storm sewers. The developer plans a rear yard private stormwater collection line that will be maintained by the future HOA.

POLICE AND FIRE PROTECTION: The site is served with police protection by the Village of Mahomet. The site is approximately 1.6 miles from the police station. The site is served with fire protection by the Cornbelt Fire Protection District. The site is approximately 1.7 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 necessary.

SUBSIDIARY DOCUMENTS: The Owner's Certificate and other legal documents were submitted to the Village for review. Staff is in process of finalizing those documents.

FINAL PLAT / PROCEDURAL ISSUES: A complete application package has been submitted, and the application fee has been paid. The petitioner submitted a Final Plat 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. The petitioner also submitted, an Owner's Certificate, and other supporting documents. 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.

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 to the BOT by the PZC related to the Final Plat is requested by the property owner and contracted developer. A draft resolution is enclosed for consideration by the PZC. The PZC should feel free to modify the resolution as it sees fit.

ATTACHMENTS:

- A. Property Aerial / Zoning Map
- B. Existing plat and covenants – Recorded as 2019R03081
- C. Final Plat - Replat
- D. Draft Resolution

MAP2021-02 Unlimited Villas Subdivision



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

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This map was prepared with geographic information system (GIS) data created by the Champaign County GIS Consortium (CCGISC), 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.



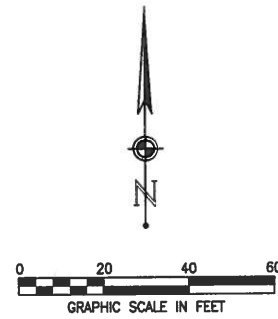
FINAL PLAT BRIDLE BROOK DEVELOPMENT TRACT SUBDIVISION

PART OF SEC. 23, T.20N., R.7E., 3rd. P.M.
MAHOMET, CHAMPAIGN COUNTY, ILLINOIS

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

OWNER / SUBDIVIDER:
BRIDLE BROOK ADULT COMMUNITIES, LLC
DONALD E. JONES, JR.
400 MAIN STREET
VINCENNES, IN 47591
(812)494-2800

2019R03081
REC ON: 03/06/2019 02:46:13 PM
CHAMPAIGN COUNTY
MARK SHELDEN
REC FEE: 98.00
RHSPS Fee: 9.00
REV FEE:
PAGES 11
PLAT ACT: PLAT PAGE: 1



- LEGEND**
- BOUNDARY OF PLAT
 - - - EXISTING PROPERTY LINE
 - - - EXISTING PROPERTY LINE TO BE VACATED WITH THIS PLAT
 - - - PROPOSED PROPERTY LINE
 - - - EXISTING PUBLIC UTILITY EASEMENT LINE
 - - - BUILDING SETBACK LINE
 - - - EXISTING CENTERLINE
 - - - EXISTING EDGE OF SIDEWALK / PAVEMENT
 - IRON PIN / PIPE FOUND
 - ⊗ CHISELED 'X' IN CONCRETE FOUND
 - 5/8" IRON PIN SET W/CAP 3738
 - (N 00°00'00" E 100.00')
 - [Pattern] RECORD BEARING / DIMENSION (DOC. NO. 2006R34280 AND DOC NO. 2009R28342)
 - [Pattern] EXISTING PRIVATE INGRESS/EGRESS EASEMENT & PUBLIC UTILITY EASEMENT
 - [Pattern] PRIVATE INGRESS/EGRESS EASEMENT & PUBLIC UTILITY EASEMENT TO BE VACATED WITH THIS PLAT
 - [Pattern] PUBLIC UTILITY EASEMENT TO BE VACATED WITH THIS PLAT

- NOTES:**
1. ALL BEARINGS ARE BASED ON ILLINOIS STATE PLANE (EAST) NAD 83.
 2. FRONT YARD, REAR YARD AND SIDE YARD SETBACKS SHALL BE IN ACCORDANCE WITH THE MAHOMET, ILLINOIS ZONING ORDINANCE.
 3. THE SUBDIVISION IS LOCATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF MAHOMET, ILLINOIS.
 4. THE PROPERTY COVERED BY THIS SUBDIVISION IS LOCATED WITHIN THE FLOOD HAZARD AREA ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (PANEL NO. 17019C0267D, DATED 10/2/13).
 5. NO PART OF THE AREA COVERED BY THIS PLAT IS SITUATED WITHIN 500 FEET OF A WATERCOURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.
 6. NO INDEPENDENT SEARCH OF EASEMENT WAS PERFORMED.
 7. FIELDWORK FOR THIS SUBDIVISION WAS PERFORMED IN JUNE 2018.

STATE OF ILLINOIS }
COUNTY OF CHAMPAIGN } S.S.

I, BRYAN K. BRADSHAW, ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 3738 DO HEREBY CERTIFY THAT AT THE REQUEST OF BRIDLE BROOK ADULT COMMUNITIES, LLC, I HAVE SURVEYED AND SUBDIVIDED THE HEREINAFTER DESCRIBED TRACT OF LAND INTO LOTS AS SHOWN ON THE ATTACHED PLAT. SAID PLAT IS A TRUE REPRESENTATION OF SAID SUBDIVISION, WHICH IS HEREINAFTER TO BE KNOWN AS "BRIDLE BROOK DEVELOPMENT TRACT SUBDIVISION". THE SCALE ON THE PLAT IS AS INDICATED. ALL DISTANCES MARKED ON THE PLAT ARE IN FEET AND DECIMAL PARTS OF FEET. SUBDIVISION AND LOT CORNERS HAVE BEEN MONUMENTED AS SHOWN ON ATTACHED PLAT. I FURTHER CERTIFY THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. THE PROPERTY TO BE SUBDIVIDED AND PLATTED IS DESCRIBED AS FOLLOWS:

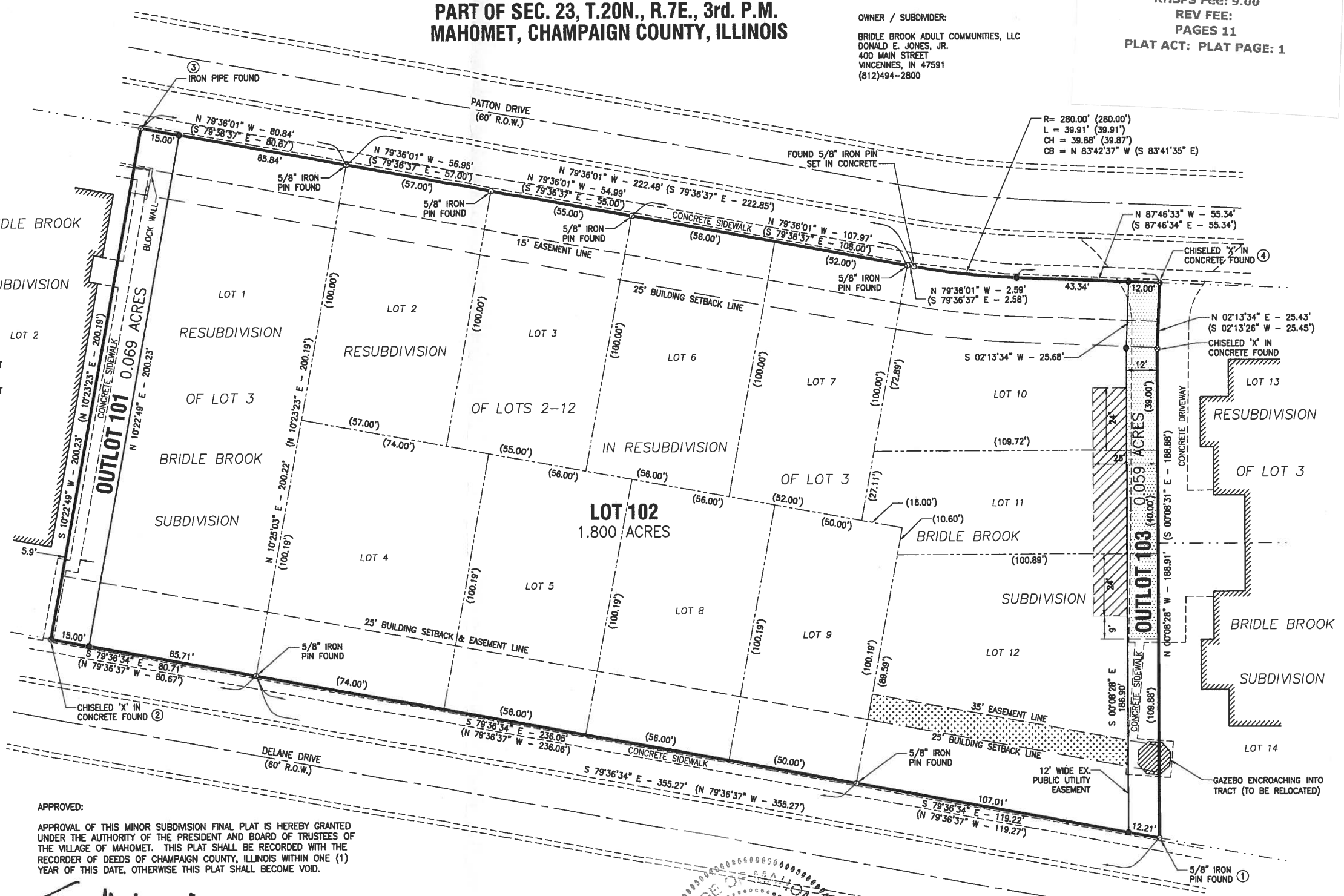
LOT 1 OF A RESUBDIVISION OF LOT 3 BRIDLE BROOK SUBDIVISION AS PER PLAT RECORDED DECEMBER 15, 2006 AS DOCUMENT NO. 2006R34280, IN CHAMPAIGN COUNTY, ILLINOIS.

AND

LOTS 2-12 OF RESUBDIVISION OF LOTS 2-12 IN RESUBDIVISION OF LOT 3 BRIDLE BROOK SUBDIVISION AS PER PLAT RECORDED SEPTEMBER 23, 2009 AS DOCUMENT NO. 2009R28342, IN CHAMPAIGN COUNTY, ILLINOIS.

SIGNED AND SEALED THIS 13TH DAY OF FEBRUARY, 2019

BRYAN K. BRADSHAW
ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 3738



APPROVED:

PRESIDENT, MAHOMET BOARD OF TRUSTEES

MAHOMET VILLAGE ADMINISTRATOR

MAHOMET VILLAGE PLANNER

MAHOMET VILLAGE ENGINEER

02.12.2019 DATE

02.12.2019 DATE

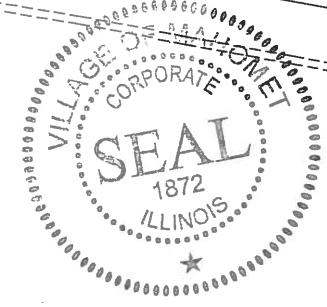
02.12.2019 DATE

02.12.2019 DATE

STATE PLANE COORDINATE TABLE

HORIZONTAL DATUM IS BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM NAD 83 (EAST ZONE).

POINT	NORTHING	EASTING
①	1281229.79	971809.46
②	1281308.42	971380.62
③	1281505.38	971416.70
④	1281444.11	971809.98



PRESENTED FOR RECORDING BY: VILLAGE OF MAHOMET
503 E. MAIN ST.
MAHOMET, IL 61853
(217) 586-4456

RETURN TO: BKB ENGINEERING, INC.
301 N. NEIL ST., SUITE 400
CHAMPAIGN, IL 61820
(217) 531-2971 OFFICE
(217) 531-2211 FAX

11/1



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Tx:4109903

2019R03081

REC ON: 03/06/2019 02:46:13 PM

CHAMPAIGN COUNTY

MARK SHELDEN

REC FEE: 98.00

RHSPS Fee: 9.00

REV FEE:

PAGES 11

PLAT ACT: PLAT PAGE: 1

Prepared by:

Austin J. Hill
Thomas, Mamer & Haughey, LLP
30 E. Main Street., P.O. Box 560 Champaign, IL
61824-0560

Above Space for Recorder's Use Only

**BRIDLE BROOK DEVELOPMENT TRACT SUBDIVISION
OWNER'S CERTIFICATE AND
RESTRICTIVE COVENANTS**

STATE OF ILLINOIS)
) SS COUNTY OF
CHAMPAIGN)

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, BRIDLE BROOK ADULT COMMUNITIES, LLC, an Illinois Limited Liability Company, being the record and legal owner makes this certificate as to the following described real estate situated in (or adjacent to) the Village of Mahomet, Champaign County, Illinois, to-wit:

LOT 1 OF A RESUBDIVISION OF LOT 3 BRIDLE BROOK SUBDIVISION AS PER PLAT RECORDED DECEMBER 15, 2006 AS DOCUMENT NO. 2006R34280, IN CHAMPAIGN COUNTY, ILLINOIS.

AND

LOTS 2-12 OF RESUBDIVISION OF LOTS 2-12 IN RESUBDIVISION OF LOT 3 BRIDLE BROOK SUBDIVISION AS PER PLAT RECORDED SEPTEMBER 23, 2009 AS DOCUMENT NO. 2009R28342, IN CHAMPAIGN COUNTY, ILLINOIS.

Owner states that same was caused to be surveyed and platted by a Illinois Professional Land Surveyor in the State of Illinois, Bryan K. Bradshaw, License Number 3738, and the undersigned does hereby adopt, ratify and confirm the plat prepared by said surveyor and name such subdivided

real estate, BRIDLE BROOK DEVELOPMENT TRACT SUBDIVISION. The undersigned does hereby acknowledge said Plat as its own free and voluntary act and does hereby dedicate and set aside the tracts marked as "Streets", to the Village of Mahomet and to the public as public streets, for public use, forever and the undersigned does dedicate for public use all of the utilities such as water mains, storm sewers and sanitary sewers to the Village of Mahomet, and the public, for public use forever.

Each of the lots in said Subdivision on which there appears a broken line designated as "Public Utility Easement" is subject to a permanent easement of 5 feet, 10 feet or proper feet in width as shown thereon for the installation and maintenance of gas lines, telephone lines, power lines, water mains, sanitary sewers, storm drains, telecom lines, cable television lines, and other utilities which may be needed for the benefit of any or all of the lots in said Subdivision and for the public. Said easements are hereby dedicated to the Village of Mahomet and to the public, for public use by public utilities. No structures, walls, fences, plantings, or any materials shall be placed, planted or permitted to remain within the platted easements which may damage, obstruct, or interfere with installation, operation, or maintenance of these facilities and/or utilities. Sidewalk easements as shown on the recorded Plat are expressly reserved for the benefit of the public. The cost of removing an unauthorized obstruction shall be borne by the owner of the property on which such obstruction is located.

Owner hereby dedicates perpetually the tracts including subsurface, surface and airspace under, on and over such tracts, shown on the Plat as public street right-of-way to the Village of Mahomet and to the public, for public use, with the right to use, construct, maintain, repair, operate and occupy said right-of-way for vehicular, pedestrian and other transportation purposes and right-of-way purposes, and utility purposes, including but not limited to water lines, sanitary sewer, storm sewer and drainage, electricity, gas, telephone, cable television or any other use the Village of Mahomet shall deem to be necessary or useful to the public. The Village of Mahomet shall have the right to maintain said right-of-way free from buildings, fences, structures or any obstructions of any kind whatsoever. No person shall obstruct said right-of-way unless the Village of Mahomet and all public utilities with facilities located in the easement otherwise authorize said obstruction in writing. Vegetation, unless otherwise prohibited by law, shall not be considered an obstruction of right-of-way nor shall post office boxes or other small structures required by law to be placed in the right-of-way. The cost of removing unauthorized obstructions shall be borne by the person or persons creating the obstruction pursuant to the laws and ordinances of the Village of Mahomet. The streets, avenues, drives, roads, highways, and boulevards shall bear the respective name(s) as shown on the Plat subject to the right of the Village of Mahomet to change said name as provided by law.

It is hereby provided that all conveyances of property hereinafter made in said subdivision by the present or future owners of any of the lands described in said Surveyor's Certificate for said subdivision shall, by adopting the above description of said land as platted, be taken and understood as if incorporating in all such conveyances without repeating the same, the following restrictions, as applicable.

DEFINITIONS

For the purpose of this declaration, certain word and terms are hereby defined.

Structure: Any building, planting; dwelling, fence, excavation or any other thing or work on the real estate (including, but not limited to, antenna systems).

Developers / Owners: The developer/owner is Bridle Brook Adult Communities, LLC, an Illinois limited liability company, 400 Main Street, Vincennes, IN 47591.

Single Family Unit: A separate and detached main building designed and constructed for the residential use of one and only one household.

Accessory Building: Separate building or buildings or portions of the main building located on the same building site and which are incidental to the main building or to the main use of the premises, including but not limited to a garage.

Building Area: That portion of a building site within which the construction and maintenance of main buildings is permitted.

Building Site: A portion of the subdivision consisting of at least one entire lot as platted.

Dwelling: The main building or buildings on any building site. The dwelling is to be designed for and is to be used exclusively for a residence.

AREA OF APPLICATION

The proposed covenants below, in their entirety, shall apply to all Lots as shown on the Plat of said Subdivision.

COVENANTS

Setbacks / Building Location. No building shall be located on any lot nearer to a lot line than allowed by the applicable Zoning Ordinance of the Village of Mahomet. If a special, more restricted, setback line is set forth on the recorded Plat, such special setback line shall control. For the purposes of this covenant, eaves, steps and open patios shall not be considered as a part of the building provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot or upon an easement.

Surface Water. No obstruction, diversion or change in the natural flow of surface water shall be made by any lot owner or agent thereof in such manner as to cause damage or to interfere with any other property. Each lot owner must accommodate incoming drainage flows in a manner so as to distribute storm water drainage in a reasonable manner to subservient owners so as to not interfere with the use of their properties. In a manner consistent with these requirements, lot owners may redistribute storm water drainage on their respective lots for development purposes so long as drainage is not obstructed or unreasonably diverted.

Lot Grading. All lots shall be graded to drain. Building first floor elevations shall be not less than 24 inches above the centerline of the adjacent street. No lot owner shall divert water to a neighboring lot.

Water Supply. No individual water well shall be installed or maintained on any lot inasmuch as municipal water supply service is available to the site.

Sewerage System. No individual on-site sewage disposal system shall be installed or maintained on any lot inasmuch as a public sewerage system is available to serve the site.

Waiver. The failure of any lot owner or the present owner of said subdivision to enforce any of the restrictions, conditions, covenants, reservations, liens, or charges to which said property, or any part thereof, is subject, shall in no event be deemed a waiver of the right to do so thereafter or to enforce any other restriction, condition, covenant, reservation, lien or charge.

Enforcement. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant, either to restrain violation or to recover damages. Any lot owner or the Village of Mahomet shall have the power to seek appropriate remedy for the enforcement of these covenants but shall not be required to do so. The prevailing party in any suit for the enforcement of these covenants shall be entitled to recover their reasonable costs and attorney fees.

Term. These covenants are to run with the land and shall be binding upon all parties and all persons claiming under them a period of twenty-five (25) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then lot owners has been recorded agreeing to change said covenants in whole or in part, except as provided for under Authority to Release Covenants herein.

Construction. If it shall at any time be held that any of the restrictions, conditions, covenants, reservations, liens, or charges herein provided, or any part thereof, is invalid or for any reason becomes unenforceable, no other restrictions, conditions, covenants, reservations, liens, or charges, or any part thereof, shall be thereby affected or impaired. In interpreting any provision of these covenants, the uses of singular and plural of masculine and feminine shall be presumed to include their opposites.

Authority to Release Covenants. The owners of legal sites or lots in BRIDLE BROOK DEVELOPMENT TRACT SUBDIVISION shall have the authority at any time to amend or release all or, from time to time, any part of the restrictions, conditions, covenants, reservations, liens, or charges herein set forth applicable to such area upon affirmative vote of a majority of such lots and upon the recording of such waiver or release in the Recorder's Office of Champaign County, Illinois, such restrictions, conditions, covenants, reservations, liens or charges shall no longer be required under the provisions herein set forth. These covenants shall not be altered or released without the written approval of the Board of Trustees of the Village of Mahomet.

Restriction of Development. Lot 102 is reserved for future development, and no construction of improvements shall be permitted until a re-plat of said lot has been approved by the Village of Mahomet.

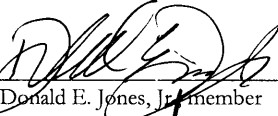
Outlot 101 contains a sidewalk and certain block wall and shall have no additional development and no construction of new improvements, but shall be conveyed to the property owner immediately adjacent to the West.

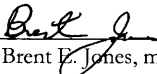
Outlot 103 contains part of a concrete sidewalk and driveway and gazebo and shall have no additional development and no construction of new improvements, but shall be conveyed to the property owner


immediately adjacent to the East. Permanent access to Lot 102 shall not be permitted through Outlot 103.

Dated at Champaign, Illinois, this 25TH day of FEBRUARY, 2019.

BRIDLE BROOK ADULT COMMUNITIES, LLC
an Illinois Limited Liability Company

By: 
Donald E. Jones, Jr member

By: 
Brent E. Jones, member

By: 
Mark A. Jones, member

STATE OF INDIANA)
)SS
COUNTY OF KNOX)

Before me, a Notary Public of said State and County aforesaid, personally appeared Donald E. Jones, Brent E. Jones, and Mark A. Jones known to me to be the members of the limited liability company that executed the foregoing instrument and acknowledged before me the instrument to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute this instrument on behalf of the limited liability company.

WITNESS my hand and seal at office, on the 25TH day of FEBRUARY, 2019.


Notary Public

My Commission Expires 09/19/19

LAURA L. VIECK
NOTARY PUBLIC STATE OF INDIANA
KNOX COUNTY
MY COMMISSION EXPIRES 09/19/19

SCHOOL DISTRICT STATEMENT

Pursuant to Public Act Number 286, 765 ILCS 205/1.005, BRIDLE BROOK ADULT COMMUNITIES, LLC, an Illinois limited liability company, being the owner of the tract of land, more particularly described on the attached Exhibit "A", does hereby state that to the best of its knowledge the aforesaid subdivision lies in the Mahomet Seymour Community Unit School District #3.

IN WITNESS WHEREOF, the undersigned have executed this School District Statement this 25TH day of FEBRUARY, 2018. 9

BRIDLE BROOK ADULT COMMUNITIES, LLC
an Illinois Limited Liability Company

By: [Signature]
DONALD E. JONES, JR., managing member

By: [Signature]
BRENT E. JONES, one of its members

By: [Signature]
MARK A. JONES, one of its members

STATE OF ~~ILLINOIS~~ INDIANA)
KNOX)SS
COUNTY OF ~~CHAMPAIGN~~)

Before me, a Notary Public of said State and County aforesaid, personally appeared DONALD E. JONES, JR., BRENT E. JONES, and MARK A. JONES, known to me to be the members of the limited liability company that executed the foregoing instrument and acknowledged before me the instrument to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute this instrument on behalf of the limited liability company.

WITNESS my hand and seal at office, on the 25TH day of FEBRUARY, 2018. 9

LAURA L. VIECK
NOTARY PUBLIC STATE OF INDIANA
KNOX COUNTY
MY COMMISSION EXPIRES 09/19/19

[Signature]
Notary Public

EXHIBIT A

LOT 1 OF A RESUBDIVISION OF LOT 3 BRIDLE BROOK SUBDIVISION AS PER PLAT RECORDED DECEMBER 15, 2006 AS DOCUMENT NO. 2006R34280, IN CHAMPAIGN COUNTY, ILLINOIS.

AND

LOTS 2-12 OF RESUBDIVISION OF LOTS 2-12 IN RESUBDIVISION OF LOT 3 BRIDLE BROOK SUBDIVISION AS PER PLAT RECORDED SEPTEMBER 23, 2009 AS DOCUMENT NO. 2009R28342, IN CHAMPAIGN COUNTY, ILLINOIS.

P.I.N: 15-13-23-101-056
 15-13-23-101-059
 15-13-23-101-060
 15-13-23-101-061
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 15-13-23-101-065
 15-13-23-101-066
 15-13-23-101-067
 15-13-23-101-068
 15-13-23-101-069

Prepared by and return to:

Austin J. Hill
Thomas, Mamer & Haughey, LLP
P.O. Box 560
30 E. Main St.
Champaign, IL 61824-0560

(G) RETURN TO:

~~BEA~~
DON WATTHIER
405 E. Main St.
Urbana, IL 61801

COUNTY CLERK'S CERTIFICATE

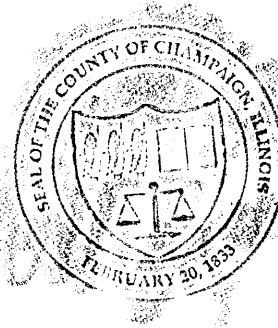
STATE OF ILLINOIS)
) SS
COUNTY OF CHAMPAIGN)

I, **THE UNDERSIGNED**, County Clerk in and for the County of Champaign and the State of Illinois, do hereby certify that I find no delinquent general taxes, unpaid current general taxes, delinquent special assessments or unpaid current special assessments against the following described tract of land, as appears from the records in my office, to-wit:

LOT 1 OF A RESUBDIVISION OF LOT 3 BRIDLE BROOK SUBDIVISION AS PER PLAT RECORDED DECEMBER 15, 2006 AS DOCUMENT NO. 2006R34280, IN CHAMPAIGN COUNTY, ILLINOIS.
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- 15-13-23-101-065
- 15-13-23-101-066
- 15-13-23-101-067
- 15-13-23-101-068
- 15-13-23-101-069

Given under my hand and seal this 1 day of March, 2019.



Aaron Ammons
County Clerk of Champaign County

(SEAL)

VILLAGE TREASURER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF CHAMPAIGN)

The undersigned, Treasurer for the Village of Mahomet, Champaign County, Illinois, do hereby certify that I find no delinquent or unpaid fees or special assessments levied against the following described real estate:

LOT 1 OF A RESUBDIVISION OF LOT 3 BRIDLE BROOK SUBDIVISION AS PER PLAT RECORDED DECEMBER 15, 2006 AS DOCUMENT NO. 2006R34280, IN CHAMPAIGN COUNTY, ILLINOIS.

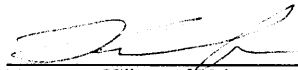
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LOTS 2-12 OF RESUBDIVISION OF LOTS 2-12 IN RESUBDIVISION OF LOT 3 BRIDLE BROOK SUBDIVISION AS PER PLAT RECORDED SEPTEMBER 23, 2009 AS DOCUMENT NO. 2009R28342, IN CHAMPAIGN COUNTY, ILLINOIS.

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- 15-13-23-101-066
- 15-13-23-101-067
- 15-13-23-101-068
- 15-13-23-101-069

Given under my hand and seal this 6 day of March, ~~2018~~ 2019





Treasurer, Village of Mahomet
Champaign County, Illinois



E N G I N E E R I N G

Recording Agent Designation

State of Illinois)
) S.S.
County of Champaign)

I, Bryan K. Bradshaw, Illinois Professional Land Surveyor number 3738, in accordance with PAB7-0705 (The Plat Act) do hereby designate:

Village of Mahomet
503 E. Main St.
Mahomet, IL 61853

As the recording agent for the Final Plat of Subdivision for "BRIDLE BROOK DEVELOPMENT TRACT SUBDIVISION". A true copy of said plat has been retained by me to assure no changes have been made to said plat.

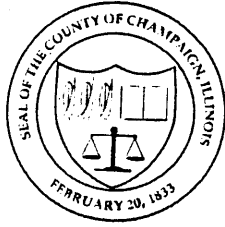
Dated this 13th day of February 2019.

Bryan K. Bradshaw
Illinois Professional Land Surveyor
No. 3738



Expires 11/30/20

11/1



2019R03081
REC ON: 03/06/2019 02:46:13 PM
CHAMPAIGN COUNTY
MARK SHELDEN
REC FEE: 98.00
RHSPS Fee: 9.00
REV FEE:
PAGES 11
PLAT ACT: PLAT PAGE: 1

Recorder
Champaign County
Mark Shelden

Bridle Brook Development Tract Sub

Subdivision Name

Date 02.13.2019

Instrument: Plat

Owner: Bridle Brook Adult Communities LLC

Surveyor: Bryan K Bradshaw

Legal Description: 23-20-7

Return To: Dan Wauthier/BCA (G)

Telephone Number: 217 304.1144

FINAL PLAT UNLIMITED VILLAS SUBDIVISION PART OF SEC. 23, T.20N., R.7E., 3rd. P.M. MAHOMET, CHAMPAIGN COUNTY, ILLINOIS

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

STATE PLANE COORDINATE TABLE

HORIZONTAL DATUM IS BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM NAD 83 (EAST ZONE).

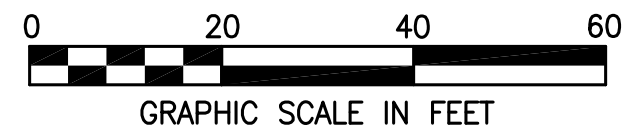
POINT	NORTHING	EASTING
①	1283293.52	970712.84
②	1283503.04	971610.90
③	1283079.17	971623.00
④	1282903.53	970714.97

OWNER / SUBDIVIDER:

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

NOTES:

- ALL BEARINGS ARE BASED ON ILLINOIS STATE PLANE (EAST) NAD 83.
- FRONT YARD, REAR YARD AND SIDE YARD SETBACKS SHALL BE IN ACCORDANCE WITH THE MAHOMET, ILLINOIS ZONING ORDINANCE.
- THE SUBDIVISION IS LOCATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF MAHOMET, ILLINOIS.
- THE PROPERTY COVERED BY THIS SUBDIVISION IS LOCATED WITHIN THE FLOOD HAZARD AREA ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (PANEL NO. 17019C0267D, DATED 10/2/13).
- NO PART OF THE AREA COVERED BY THIS PLAT IS SITUATED WITHIN 500 FEET OF A WATERCOURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.
- NO INDEPENDENT SEARCH OF EASEMENT WAS PERFORMED.
- FIELDWORK FOR THIS SUBDIVISION WAS PERFORMED IN JUNE 2018 AND JULY 2021.



LEGEND

- BOUNDARY OF PLAT
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING PUBLIC UTILITY EASEMENT LINE
- BUILDING SETBACK LINE
- EXISTING CENTERLINE
- IRON PIN / PIPE FOUND
- CHISELED 'X' IN CONCRETE FOUND
- 5/8" IRON PIN SET W/CAP 3738
- RECORD BEARING / DIMENSION (DOC. NO. 2019R03081)

STATE OF ILLINOIS)
COUNTY OF CHAMPAIGN) S.S.

I, BRYAN K. BRADSHAW, ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 3738 DO HEREBY CERTIFY THAT AT THE REQUEST OF UNLIMITED HOLDINGS, LLC-LAND, I HAVE SURVEYED AND SUBDIVIDED THE HEREINAFTER DESCRIBED TRACT OF LAND INTO LOTS AS SHOWN ON THE ATTACHED PLAT. SAID PLAT IS A TRUE REPRESENTATION OF SAID SUBDIVISION, WHICH IS HEREINAFTER TO BE KNOWN AS "UNLIMITED VILLAS SUBDIVISION". THE SCALE ON THE PLAT IS AS INDICATED. ALL DISTANCES MARKED ON THE PLAT ARE IN FEET AND DECIMAL PARTS OF FEET. SUBDIVISION AND LOT CORNERS HAVE BEEN MONUMENTED AS SHOWN ON ATTACHED PLAT. I FURTHER CERTIFY THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. THE PROPERTY TO BE SUBDIVIDED AND PLATTED IS DESCRIBED AS FOLLOWS:

LOT 102 OF BRIDLE BROOK DEVELOPMENT TRACT SUBDIVISION AS PER PLAT RECORDED AS DOCUMENT NO. 2019R03081 IN THE RECORDS OF THE CHAMPAIGN COUNTY, ILLINOIS RECORDER'S OFFICE.

SIGNED AND SEALED THIS _____ DAY OF _____, 2021

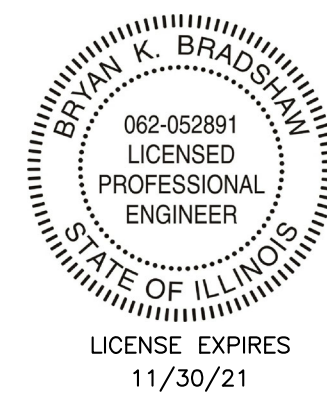
BRYAN K. BRADSHAW
ILLINOIS PROFESSIONAL LAND
SURVEYOR NUMBER 3738



DRAINAGE STATEMENT

TO THE BEST OF OUR KNOWLEDGE AND BELIEF PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS ARE 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 THE SUBDIVISION.

DATE: _____
BRYAN K. BRADSHAW
ILLINOIS LICENSED
PROFESSIONAL ENGINEER NO. 52891



OWNER:
ROB FRERICHS
UNLIMITED HOLDINGS, LLC-LAND

FINAL PLAT APPROVAL
THE FINAL PLAT ENTITLED "UNLIMITED VILLAS SUBDIVISION" HAS RECEIVED A RECOMMENDATION FOR (APPROVAL) (DISAPPROVAL) BY THE PLAN & ZONING COMMISSION OF MAHOMET, ILLINOIS.

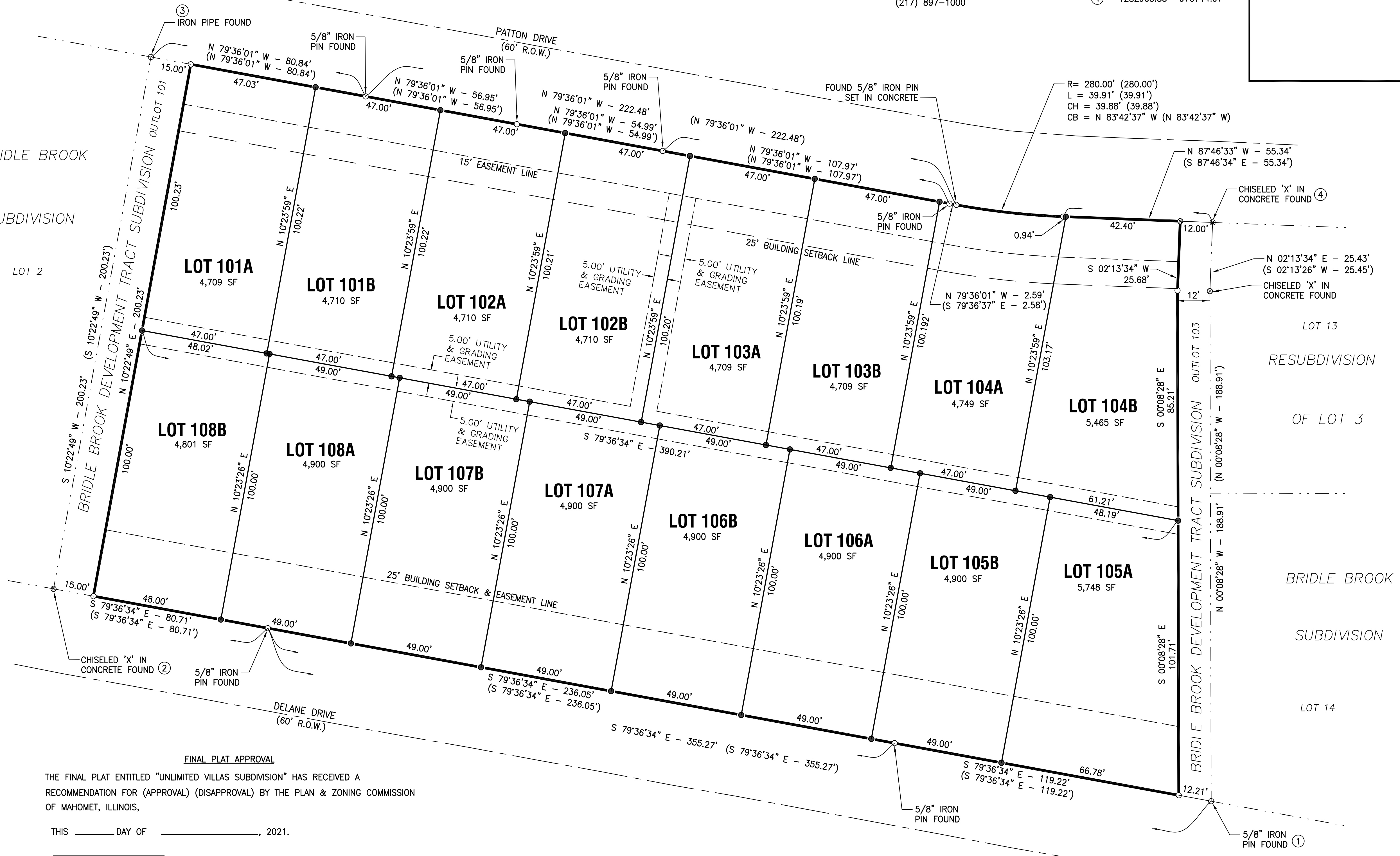
THIS _____ DAY OF _____, 2021.

CHAIRPERSON _____

THE FINAL PLAT ENTITLED "UNLIMITED VILLAS SUBDIVISION" HAS RECEIVED APPROVAL BY THE BOARD OF TRUSTEES OF THE VILLAGE OF MAHOMET, ILLINOIS. THIS PLAT SHALL BE RECORDED WITH THE RECORDER OF DEEDS, CHAMPAIGN COUNTY, ILLINOIS WITHIN ONE (1) YEAR OF THIS DATE, OR OTHERWISE THIS PLAT SHALL BECOME VOID.

PRESIDENT, BOARD OF TRUSTEES _____ DATE _____

VILLAGE CLERK _____ DATE _____



PRESENTED FOR RECORDING BY:

VILLAGE OF MAHOMET
503 E. MAIN ST.
MAHOMET, IL 61853
(217) 586-4456

RETURN TO:

BKB ENGINEERING, INC.
301 N. NEIL ST., SUITE 400
CHAMPAIGN, IL 61820
(217) 531-2971 OFFICE
(217) 531-2211 FAX

A RESOLUTION FOR THE PLAN AND ZONING COMMISSION

**CONCERNING THE FINAL PLAT FOR UNLIMITED VILLAS SUBDIVISION
(REPLAT OF BRIDLEBROOK DEVELOPMENT TRACT SUBDIVISION LOT 102)
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 developer of the proposed **Unlimited Villas Subdivision** submitted certain documents, including a Final Plat, for review and approval by the Village of Mahomet; and,
- WHEREAS,** the current landowner of the property to be platted as Unlimited Villas Subdivision by the developer applied for termination of the Planned Unit Development (PUD) and the required public hearing has been scheduled and held on September 7, 2021; and,
- WHEREAS,** the developer and all eight property owners of the current villas homes support the termination of the PUD and the related development plan; and,
- WHEREAS,** the developer acknowledges that the submitted plat is not entirely consistent with the Amended Development Plan of the underlying Planned Unit Development but has the support of the eight (8) adjacent villa property owners to develop and plat as presented; and,
- WHEREAS,** the developer recognizes that he is incurring some risk proceeding with the development prior to the termination of the PUD; and,
- WHEREAS,** the prior recorded covenants prohibit development of the subject property until a final plat is approved by the Board of Trustees; and,
- WHEREAS,** Village staff, Village Engineer and Village Attorney reviewed the Final Plat and supporting technical documents for the **Unlimited Villas 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 Replat; 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 7th day of September, 2021, by the Plan and Zoning Commission of the Village of Mahomet, that:

Resolution for Plan and Zoning Commission
Unlimited Villas Subdivision (Replat of Bridlebrook Development Tract Subdivision Lot 102)

Village of Mahomet, Champaign County, Illinois

September 7, 2021

Page 2 of 2

- A. The Plan and Zoning Commission does hereby recommend **APPROVAL / DENIAL** 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.

Chair, Plan and Zoning Commission
Village of Mahomet



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 September 7, 2021

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

PROJECT: **Thornewood LRSD Subdivision Phase 1 (Final Plat)**

PETITIONER: Mahomet Land Company

ENGINEER: Farnsworth Group, Inc.

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

INTRODUCTION: The Plan and Zoning Commission is asked to consider all the documents concerning the subject subdivision. The subdivision contains 36 single-family lots and three (3) outlots along with roadway dedication for Briarwood Lane and Ravenwood Drive. 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 at the current south end of Briarwood Lane and north of Briar Cliff Subdivision. This plat includes a portion of the remaining undeveloped land within Thornewood Subdivision. The proposed final plat includes 12.85± acres. The land within the plat is zoned R-1B Single-Family Residential and is part of an approved Large-Scale Residential Development (LSRD).

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 and the approved LSRD development agreement (Recording Document 2021R06798). For transparency, a chart of lots, with sizes and setbacks is provided on the plat itself given the prolific number of special setbacks due to the LSRD terms but also the depth, location and size of some sanitary and water mains that make primary structure placement prudent at larger than required setbacks.

PUBLIC WATER AND SANITARY SEWER FACILITIES: Public sanitary sewers and water mains being constructed will be owned and operated by SVPWD. Final Plat approval is always subject to approval by SVPWD to assure lots created will be serviceable by water and sanitary sewer. Construction bonding, maintenance bonding and acceptance for operation are necessary prior to the Village staff releasing the plat and supporting documents for recording. SVPWD reports the developer has approved and compliant construction plans. The plat has been reviewed by Village staff for easements for the utilities consistent with the preliminary plat and the construction plans. The proposed easements appear to be satisfactory, but final responsibility rests with SVPWD through the regular agency contact requirement. The final plat has been forwarded to SVPWD for comment. None have been received and the date for comment is passed indicating the easements as drawn are satisfactory.

The developer reports the testing required has passed but the inspection required by SVPWD has not been scheduled nor have as-built plans been provided for review. Therefore, proper conditions of final agency approval and technical changes is prudent and provided for in the draft resolution.

AVAILABILITY OF PUBLIC UTILITIES: This site is adjacent to standard public municipal utilities (gas, cable, electric, phone, fiber/internet). Extension of public utilities to serve the subdivision is feasible and staff has documentation indicating the intent to serve by Ameren and CCG. Neither the Village nor the developer can require private communications companies serve with fiber internet, however, CCG has served existing Thornewood and plans indicate they will continue to serve this phase and the next. 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: This final plat includes a street extension from the existing stub street for Briarwood Lane and new construction of Ravenwood Drive. Sidewalks or bikepaths are in the area and are required in front of all lots within this subdivision. The construction may be delayed and provided concurrent with home construction, however, after 36 months from the approved of the construction plans, all sidewalks and bikepaths must be constructed to compliance or the developer risks default and the use of the bond and surety by the Village to complete the work. A speed hump has been constructed in the mid point of Briarwood Lane as approved. A temporary cul-de-sac pavement has been provided on the eastern end of Ravenwood Drive for use until such time as the street is further extended.

The western end of Ravenwood is terminated at and along the property boundary on the west. To facilitate turnaround, an additional section of pavement is in the right of way on the northern side of the street pavement to enable a three point turnaround with the roadway and the emergency access road's approach/apron. Until phase 2 is constructed, this is effectively a very long cul-de-sac that will place all traffic serving the new lots into the intersection of Forest Ridge Dr and Briarwood Lane. Intersection traffic controls, like stop signs, will be placed, enforced and maintained as determined by the Village engineer soon after platting or when deemed necessary.

STORMWATER MANAGEMENT: Construction Plans for this phase were approved by the BOT March 23, 2021. The subdivision plat reserves outlots and easements to facilitate compliant stormwater drainage and future maintenance of the drainage structures and drainageways by the responsible party. Detention is provided by the Thornewood lakes to the east of this phase. Lots where fencing is prohibited and vegetation is limited to grass only with design grades are specifically noted by the platting of easements for drainage purposes. Additionally, the rear 60' of the lots abutting Briarcliff Subdivision are specially restricted by notes on the plat to assure perpetual compliance with the development agreement by future lot owners.

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

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 necessary.

SUBSIDIARY DOCUMENTS: The Owner's Certificate and other legal documents are under review by Village staff. Staff is in process of working with the developer to finalize those documents. Efforts have been made to identify individual lot encumbrances or limitations in use on the plat itself to provide for greater transparency to builders and future homeowners though standard Village covenants in the owner's certificate are sufficient.

FINAL PLAT / PROCEDURAL ISSUES: The final plat submitted is consistent with the preliminary plat approved by the BOT February 23, 2021. A complete Final Plat application has been submitted, and the application fee has been paid.

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 LSRD Development Agreement. The draft resolution includes standard language to permit changes in response to "as-built" information or agency requests.

VILLAGE STAFF RECOMMENDATION / SUMMARY: A recommendation to the BOT by the PZC related to the approval of the final plat is requested by the developer. Staff supports a recommendation by the Plan and Zoning Commission for approval of the Final Plat subject to the standard conditions. A draft resolution is enclosed for consideration by the PZC. The Plan and Zoning Commission should feel free to modify the resolution as it sees fit.

ATTACHMENTS:

- A. Aerial Exhibit with Zoning
- B. Final Plat
- C. Draft Resolution

MAP2021-01 Thornewood LSRD Sub Phase 1 (Final Plat)



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

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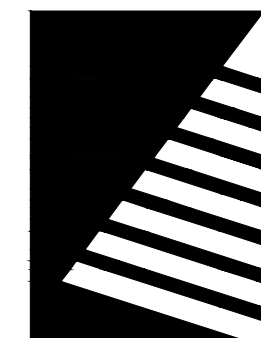
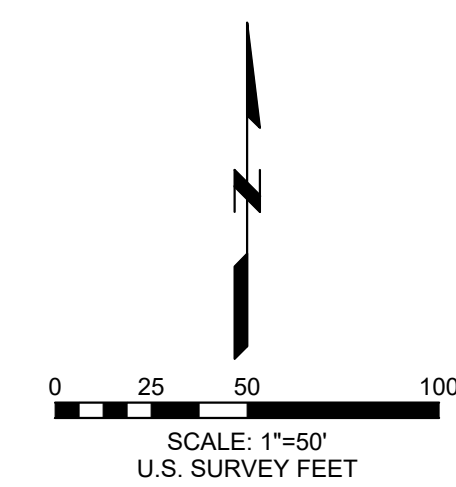


THORNEWOOD LSRD SUBDIVISION PHASE 1

PART OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 20 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, VILLAGE OF MAHOMET, CHAMPAIGN COUNTY, ILLINOIS

for PZC consideration September 7, 2021

CURVE TABLE				
CURVE	CHORD	LENGTH	RADIUS	CHORD BEARING
C2	29.81'	29.82'	335.00'	S02°07'16"E
C3	59.35'	59.47'	275.00'	S01°31'26"W
C4	17.52'	17.52'	220.00'	N02°23'22"W
C5	22.29'	22.30'	280.00'	N02°23'22"W



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:
1 08/18/2021 ADDRESSED VILLAGE COMMENTS

PROJECT:
MAHOMET LAND COMPANY

THORNEWOOD LSRD SUBDIVISION PHASE 1

VILLAGE OF MAHOMET
CHAMPAIGN COUNTY, ILLINOIS

DATE: 2-17-21

DESIGNED: WJM

DRAWN: DJM

REVIEWED:

FIELD BOOK NO.:

SHEET TITLE:

FINAL PLAT

SHEET NUMBER:

1
of 2

PROJECT NO.: 0200782.01



I:\muntz\j\2020\0200782.01 - Thornewood 6th Final Design\Survey\07_Drawings\0200782.01 - Thornewood 6 Final Plat.dwg | 8/18/2021 2:39 PM |

UNDEVELOPED

W. LINE N.W. 1/4
SEC. 11, T20N,
R7E 3RD P.M.

LOT "D"
BRIAR CLIFF 44

LOT "D"
43

LOT "D"
43

LOT "D"
43

LOT "D"
43

LOT "D"
43

LOT "D"
43

LOT "D"
43

LOT "D"
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LOT "D"
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LOT "D"
43

LOT "D"
43

60' RIGHT-OF-WAY IN BRIAR CLIFF SECOND SUBDIVISION IS VACATED BY VILLAGE OF MAHOMET ORDINANCE PER DOC. NO. 2019R19522. THE EAST 30' IS RETAINED AS A UTILITY AND SIDEWALK EASEMENT

BUILDING SETBACK LINE, GENERAL UTILITY AND DRAINAGE EASEMENT. CLEARING IS LIMITED AND NO ACCESSORY STRUCTURES AND GRADING CHANGES ARE PERMITTED IN THE REAR 60' OF LOTS 615-621.

CENTERLINE OF 20' WIDE UNDERGROUND ELECTRIC EASEMENT IN FAVOR OF ILLINOIS POWER COMPANY PER DOC. NO. 2003R45546. SEE DOCUMENT FOR ADDITIONAL INFORMATION. TO BE VACATED BY SEPARATE INSTRUMENT.

20' WIDE S.V.P.W.D. WATERMAIN EASEMENT PER DOC NO. 2014R04311. SEE DOCUMENT FOR ADDITIONAL INFORMATION

NON-RADIAL N87°38'41"E 128.99'

S.W. COR. N. 1/2 S.W. 1/4 N.W. 1/4 SEC. 11, T20N, R7E 3RD P.M.

S. LINE N. 1/2 S.W. 1/4 N.W. 1/4 SEC. 11, T20N, R7E 3RD P.M. & N. LINE LOT "D"

UNDEVELOPED

UNDEVELOPED

UNDEVELOPED

FIFTH ADDITION TO THORNEWOOD SUBDIVISION

FOREST RIDGE DRIVE

BRIARWOOD LANE

BRIARWOOD LANE

RAVENWOOD DRIVE

MATCHLINE

MATCHLINE

THORNEWOOD LSRD SUBDIVISION PHASE 1

PART OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 20 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, VILLAGE OF MAHOMET, CHAMPAIGN COUNTY, ILLINOIS

for PZC consideration September 7, 2021

SURVEYOR'S DECLARATION:

I, WESLEY J. MEYERS, ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 2803, DO HEREBY STATE THAT AT THE REQUEST OF THE OWNER, MAHOMET LAND COMPANY, I HAVE CAUSED A SURVEY TO BE MADE AND A PLAT TO BE DRAWN UNDER MY DIRECT SUPERVISION OF THE FOLLOWING DESCRIBED TRACT OF LAND:

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

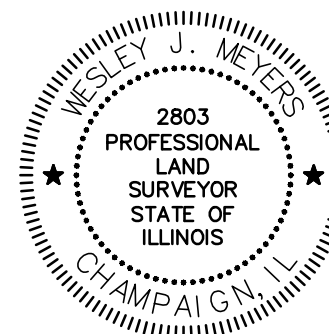
BEGINNING A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER, BEING THE SOUTHWEST CORNER OF LOT 548 IN THE FIFTH ADDITION TO THORNEWOOD SUBDIVISION, RECORDED IN DOCUMENT NO. 2016R11903, IN THE OFFICE OF THE RECORDER OF CHAMPAIGN COUNTY, ILLINOIS. FROM SAID POINT OF BEGINNING, THENCE SOUTH 85 DEGREES 58 MINUTES 28 SECONDS EAST 186.85 FEET ALONG THE SOUTH LINE OF SAID LOT 548 AND THE SOUTH LINE OF BRIARWOOD LANE IN SAID FIFTH ADDITION TO THORNEWOOD SUBDIVISION TO THE WEST LINE OF LOT 547 IN SAID FIFTH ADDITION TO THORNEWOOD SUBDIVISION; THENCE SOUTH 04 DEGREES 01 MINUTE 32 SECONDS WEST 1.09 FEET ALONG THE WEST LINE OF SAID LOT 547 TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 85 DEGREES 54 MINUTES 08 SECONDS EAST 125.50 FEET ALONG THE SOUTH LINE OF SAID LOT 547 TO THE SOUTHEAST CORNER THEREOF; SAID CORNER ALSO BEING THE NORTHWEST CORNER OF THE FIFTH ADDITION TO THORNEWOOD SUBDIVISION - PHASE 2, RECORDED IN DOCUMENT NO. 2019R11770, IN THE OFFICE OF THE RECORDER OF CHAMPAIGN COUNTY, ILLINOIS; THENCE SOUTH 04 DEGREES 01 MINUTE 32 SECONDS WEST 49.70 FEET ALONG THE WEST LINE OF SAID FIFTH ADDITION TO THORNEWOOD SUBDIVISION - PHASE 2; THENCE SOUTH 04 DEGREES 40 MINUTES 16 SECONDS EAST 667.29 FEET ALONG THE WEST LINE OF SAID FIFTH ADDITION TO THORNEWOOD SUBDIVISION - PHASE 2 TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 89 DEGREES 53 MINUTES 32 SECONDS EAST 44.88 FEET ALONG THE SOUTH LINE OF SAID FIFTH ADDITION TO THORNEWOOD SUBDIVISION - PHASE 2; THENCE SOUTH 00 DEGREES 06 MINUTES 28 SECONDS EAST 60.17 FEET; THENCE SOUTH 22 DEGREES 33 MINUTES 48 SECONDS WEST 84.19 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES 35 SECONDS EAST 150.00 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 25 SECONDS EAST 126.44 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 28 SECONDS EAST 152.01 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 25 SECONDS EAST 13.74 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES 35 SECONDS EAST 261.28 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER OF SECTION 11, ALSO BEING THE NORTH LINE OF LOT "D" IN BRIAR CLIFF FIRST SUBDIVISION, RECORDED IN PLAT BOOK "O", AT PAGE 37 IN THE OFFICE OF THE RECORDER OF CHAMPAIGN COUNTY, ILLINOIS; THENCE SOUTH 89 DEGREES 49 MINUTES 25 SECONDS WEST 509.81 FEET ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER, BEING THE NORTH LINE OF SAID LOT "D" IN BRIAR CLIFF FIRST SUBDIVISION, AND THE NORTH LINE OF A 60-FOOT WIDE RIGHT-OF-WAY IN BRIAR CLIFF SECOND SUBDIVISION KNOWN AS BRIARWOOD LANE, RECORDED IN PLAT BOOK "U", AT PAGE 21 IN THE OFFICE OF THE RECORDER OF CHAMPAIGN COUNTY, ILLINOIS, TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 16 MINUTES 38 SECONDS WEST 1,440.09 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER TO THE POINT OF BEGINNING, CONTAINING 12.85 ACRES, MORE OR LESS.

THIS PROPERTY HAS BEEN SUBDIVIDED INTO THE LOTS, STREETS AND EASEMENTS AS SHOWN AND IRON PIN SURVEY MONUMENTS HAVE BEEN SET AT THE LOCATIONS AS SHOWN. SAID SUBDIVISION IS TO BE KNOWN AS "FIFTH ADDITION TO THORNEWOOD SUBDIVISION - PHASE 2", VILLAGE OF MAHOMET, CHAMPAIGN COUNTY, ILLINOIS.

WITNESS MY HAND AND SEAL THIS ____ DAY OF _____, 2021.

FARNSWORTH GROUP, INC.
2211 WEST BRADLEY AVENUE
CHAMPAIGN, ILLINOIS 61821

BY: _____
WESLEY J. MEYERS
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2803



DATE: _____
EXP. DATE: 11-30-2022
DESIGN FIRM REGISTRATION
No. 184-001856

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

NOTES:

- THORNEWOOD LSRD SUBDIVISION PHASE 1 IS LOCATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF MAHOMET, CHAMPAIGN COUNTY, ILLINOIS.
- BEARINGS ARE REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM EAST ZONE NAD 83 (2011).
- BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THIS FINAL PLAT AND OWNER'S CERTIFICATE.
- THORNEWOOD LSRD SUBDIVISION PHASE 1 LIES WITHIN ZONE "X", AREAS OF MINIMAL FLOOD HAZARD ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NUMBER 17019C0259D FOR CHAMPAIGN COUNTY, ILLINOIS, WITH AN EFFECTIVE DATE OF OCTOBER 2, 2013.
- THIS PROPERTY IS SITUATED WITHIN 500 FEET OF A WATERCOURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.
- EASEMENTS SHOWN AS DRAINAGE EASEMENTS WITH RESTRICTIONS ON LOTS 611, 612, 622, 623, 624, 625 AND 626 ARE PROHIBITED FROM HAVING ANY FENCING OR ACCESSORY STRUCTURES AND MUST REMAIN IN GRASS COVER ONLY AND TO ELEVATIONS OF THE ORIGINAL GRADING PLANS.
- DIMENSIONS ALONG CURVES ARE CHORD DISTANCES UNLESS NOTED OTHERWISE.
- LOT LINES EXTENDING FROM CURVED STREET LINES ARE RADIAL UNLESS NOTED OTHERWISE.
- DIMENSIONS BETWEEN ADJACENT MONUMENTS ARE HORIZONTAL DISTANCES IN FEET AND DECIMAL PARTS THEREOF.
- FIELD WORK FOR THIS SURVEY WAS COMPLETED ON *****.
- OUTLOTS 640 AND 641 ARE NON-BUILDABLE OUTLOTS FOR USE AS A PEDESTRIAN WAY AND GENERAL UTILITY EASEMENT AND FOR THE CONSTRUCTION AND MAINTENANCE OF A CONCRETE SIDEWALK TO BE MAINTAINED BY THE THORNEWOOD SUBDIVISION HOMEOWNER'S ASSOCIATION. OUTLOTS 640 AND 641 ARE ALSO EASEMENTS IN THEIR ENTIRETY PER CONDEMNATION CAUSE 19085 AND CONSOLIDATED CAUSE 19098 IN THE CIRCUIT COURT OF CHAMPAIGN COUNTY FOR AN ELECTRIC TRANSMISSION LINE PER JUDGEMENT ORDER ON AUGUST 10, 1950 AND FILED IN THE CIRCUIT COURT AUGUST 24, 1950
- OUTLOT 642 IS A NON-BUILDABLE OUTLOT TO BE DEDICATED TO THE THORNEWOOD HOMEOWNER'S ASSOCIATION FOR THE PURPOSE OF EMERGENCY SERVICES VEHICULAR ACCESS BETWEEN RAVENWOOD DRIVE IN THORNEWOOD LSRD SUBDIVISION PHASE 1 AND BRIAR CLIFF DRIVE IN BRIAR CLIFF SUBDIVISION CONNECTING TO A 30 FOOT EASEMENT LYING BETWEEN LOTS 43 AND 44 IN BRIAR CLIFF SECOND SUBDIVISION. THE PAVED ACCESS DRIVE / PEDSTRIAN WAY SIDEWALK IS TO BE MAINTAINED BY THE VILLAGE OF MAHOMET.

FINAL PLAT APPROVAL:

THE FINAL PLAT ENTITLED "THORNEWOOD LSRD SUBDIVISION PHASE 1" HAS RECEIVED A RECOMMENDATION FOR (APPROVAL) (DISAPPROVAL) BY THE PLAN AND ZONING COMMISSION OF THE VILLAGE OF MAHOMET, ILLINOIS.

THIS ____ DAY OF _____, 2021.

CHAIRPERSON

THE FINAL PLAT ENTITLED "THORNEWOOD LSRD SUBDIVISION PHASE 1" HAS RECEIVED APPROVAL BY THE BOARD OF TRUSTEES OF THE VILLAGE OF MAHOMET, ILLINOIS. THIS PLAT SHALL BE RECORDED WITH THE RECORDER OF DEEDS, CHAMPAIGN COUNTY, ILLINOIS, WITHIN ONE (1) YEAR OF THIS DATE. OTHERWISE, THIS PLAT SHALL BECOME VOID.

PRESIDENT, BOARD OF TRUSTEES (DATE)

VILLAGE CLERK (DATE)
(SEAL)

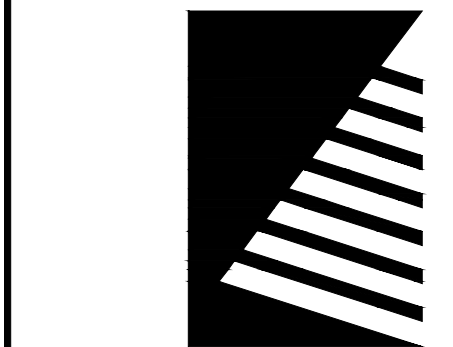
ENGINEER/SURVEYOR
FARNSWORTH GROUP, INC.
2211 WEST BRADLEY AVENUE
CHAMPAIGN, ILLINOIS 61821
(217) 352-7408

OWNER/DEVELOPER
MAHOMET LAND COMPANY
116 S. LOMBARD
MAHOMET, ILLINOIS 61853

LEGEND

- 5/8" DIAMETER, 30" LONG REBAR WITH PLASTIC CAP STAMPED "FARNSWORTH GROUP"
- 5/8" DIAMETER, 30" LONG REBAR WITH PLASTIC CAP STAMPED "FARNSWORTH GROUP" IN CONCRETE
- EXISTING IRON ROD
- EXISTING IRON ROD IN CONCRETE
- BOUNDARY OF SUBDIVISION
- PROPOSED RIGHT-OF-WAY LINE
- FRONT YARD BUILDING SETBACK LINE AS SHOWN, SEE LOT DATA CHART FOR ALL BUILDING SETBACK REQUIREMENTS
- GENERAL UTILITY AND DRAINAGE EASEMENT LINE
- DRAINAGE EASEMENT WITH RESTRICTIONS, SEE NOTE 6
- ADJOINING LOT LINE

LOT DATA					
LOT NUMBER	AREA (SQ. FT.)	WIDTH (FT)	BUILDING SETBACKS		
			FRONT (FT)	SIDE (FT)	REAR (FT)
601	10,419	82.9	28	10	20
602	10,210	82.2	28	10	20
603	10,028	76.1	30	7	25
604	10,165	75	30	7	25
605	10,597	75	30	7	25
606	11,029	75	30	7	25
607	11,461	75	30	7	25
608	11,776	75.1	30	7	25
609	17,682	116.8	30	7	25
610	11,705	75	30	7	25
611	11,689	75	30	7	25
612	11,672	75	30	7	25
613	11,655	75	30	7	25
614	13,992	90.1 (EAST) 155 (SOUTH)	30 (EAST) 25 (SOUTH)	10	25
615	16,104	79.9	30	7	60
616	13,083	65	30	7	60
617	13,083	65	30	7	60
618	13,083	65	25	7	60
619	13,083	65	25	7	60
620	13,083	65	25	7	60
621	13,083	65	25	7	60
622	14,137	93	25	10	25
623	14,137	93	25	10	25
624	14,517	152 (WEST) 95.5 (SOUTH)	25 (WEST) 25 (SOUTH)	10	25
625	11,626	75	25	7	25
626	11,619	75	25	7	25
627	15,212	88	30	10	25
628	12,492	90	31	10	25
629	10,210	75.7	25	7	25
630	10,146	77.6	25	7	25
631	10,112	79	25	7	25
632	10,112	79	25	7	25
633	10,112	79	25	7	25
634	10,112	79	25	7	25
635	10,112	79	25	7	25
636	10,135	85.4	25	10	25



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
1	08/18/2021	ADDRESSED VILLAGE COMMENTS

PROJECT:
MAHOMET LAND COMPANY

THORNEWOOD LSRD SUBDIVISION PHASE 1

VILLAGE OF MAHOMET
CHAMPAIGN COUNTY, ILLINOIS

DATE: 2-17-21

DESIGNED: WJM

DRAWN: DJM

REVIEWED:

FIELD BOOK NO.:

SHEET TITLE:

FINAL PLAT

SHEET NUMBER:

2
of 2

PROJECT NO.: 0200782.01

A RESOLUTION FOR THE PLAN AND ZONING COMMISSION

**CONCERNING THE FINAL PLAT FOR
THORNEWOOD 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 developer of the proposed **Thornewood LRSB Subdivision Phase 1** submitted certain documents, including a Final Plat, for review and approval by the Village of Mahomet; and,
- WHEREAS,** Village staff, Village Consulting Engineer and Village Attorney reviewed the Final Plat and supporting technical documents for **Thornewood LRSB 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 **Thornewood LRSB Subdivision Phase 1** and found that subject to minor modifications, they comply with the Subdivision Ordinance requirements and recorded development agreement; 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 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 / DENIAL** of the Final Plat for the **Thornewood LRSB 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.*

Chair, Plan and Zoning Commission
Village of Mahomet