



**Plan and Zoning Commission**  
**6:00 p.m. Tuesday, October 1, 2024**  
**Village of Mahomet - Administrative Office**

**AGENDA**

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. PUBLIC COMMENT:** The Commission welcomes your input on any matter not on the agenda during the public comment portion of the meeting. If you wish to participate in the public comment portion of the meeting, you must attend in person at the Village Administration Building, sign the attendance/oath sheet, and state your legal name for the public record. Public comment is accepted for a maximum of 30 minutes at each meeting. There is a five (5) minute time limit for your remarks. The Chairperson reserves the right to shorten the five-minute limit for any reason to progress through the agenda, or if there are several individuals wishing to speak. Please be aware that the Public Body is not required to respond to your remarks during their meeting.

**4. MINUTES:** May 7, 2024 (To be provided at meeting)  
July 2, 2024 (To be provided at meeting)

**5. PUBLIC HEARING(S):**

CU2024-01: P & P UNITED, INC.

A RESOLUTION CONCERNING A CONDITIONAL USE PERMIT TO ESTABLISH A MIXED-USE COMMERCIAL DEVELOPMENT ON 1.43± ACRES OF LAND ZONED C-2 GENERAL COMMERCIAL LOCATED ON THE EAST SIDE OF PURNELL DRIVE APPROXIMATELY 250 FEET NORTH OF JONES COURT, COMMONLY KNOWN AS 1002 PURNELL DRIVE

**6. RESOLUTION(S) and MOTION(S) (TO BE ACTED UPON):**

CU2024-01: P & P UNITED, INC.

A RESOLUTION CONCERNING A CONDITIONAL USE PERMIT TO ESTABLISH A MIXED-USE COMMERCIAL DEVELOPMENT ON 1.43± ACRES OF LAND ZONED C-2 GENERAL COMMERCIAL LOCATED ON THE EAST SIDE OF PURNELL DRIVE APPROXIMATELY 250 FEET NORTH OF JONES COURT, COMMONLY KNOWN AS 1002 PURNELL DRIVE

MAP2023-01(LSRD2021-02): PRAIRIESIDE LSRD SUBDIVISION PHASE 2 (FINAL PLAT)

A RESOLUTION CONCERNING A FINAL PLAT FOR PRAIRIESIDE LSRD SUBDIVISION PHASE 2 ON 6.29± ACRES OF LAND LOCATED ON THE NORTH SIDE OF SOUTH MAHOMET ROAD AT THE CURRENT END OF TINLEY LANE

MAP2021-01(LSRD2021-01): THORNEWOOD LSRD SUBDIVISION PHASE 2(FINAL PLAT)

A RESOLUTION CONCERNING A FINAL PLAT FOR THORNEWOOD LSRD SUBDIVISION PHASE 2 ON 67.72± ACRES OF LAND LOCATED AT THE CURRENT EAST END OF RAVENWOOD DRIVE

**7. COMMISSIONER / STAFF COMMENTS:**

NEXT PZC MEETING – Tuesday November 5, 2024

**8. ADJOURN**



**Plan and Zoning Commission  
Staff Report  
Meeting October 1, 2024**

**FROM:** Abby Heckman, Planner  
Community Development Department

**PROJECT:** CU2024-02 - CONDITIONAL USE PERMIT – 1002 Purnell Drive

**PETITIONER:** P&P United, Inc.

**REQUESTED ACTION:** The petitioner has requested consideration of a conditional use to establish a mixed-use commercial development. The petitioner would like to construct two (2) new mixed use commercial buildings with drive-through facilities and associated parking. The proposed multiple commercial uses (mixed use) on the site requires a conditional use permit in the C-2 General Commercial zoning district.

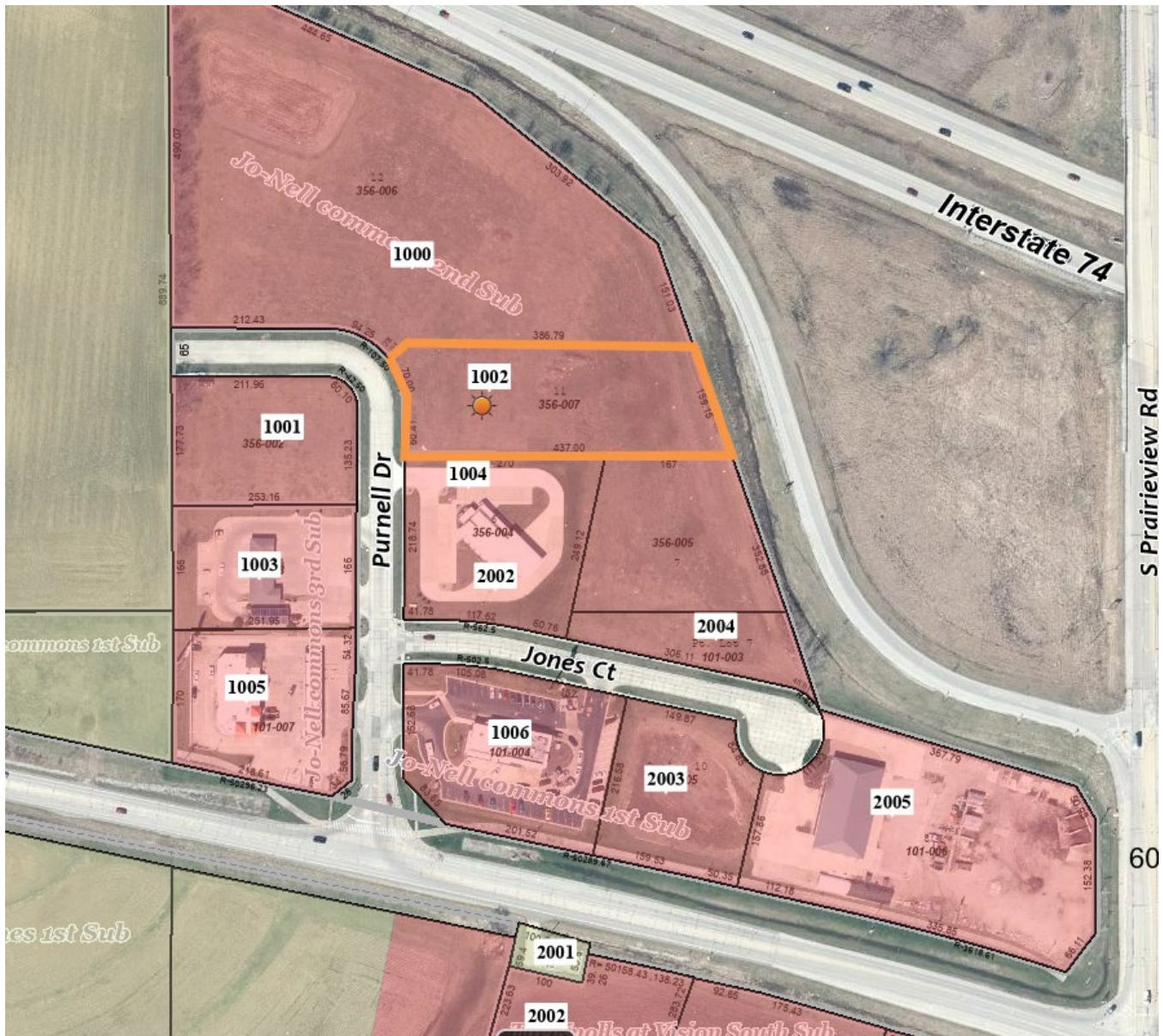
**PUBLIC HEARING / PROCEDURAL ISSUES:** The Plan and Zoning Commission (PZC) is required to hold a public hearing upon request for a Conditional Use permit. The public hearing is scheduled for October 1, 2024, at 6:00pm. Public hearings can be closed or continued to another meeting without any action on the case. Public notice was published in the News-Gazette on September 14, 2024. Courtesy notice letters were sent via USPS to property owners within 250 feet of the conditional use boundary. The PZC acts in an advisory role to the Board of Trustees (BOT) regarding conditional use requests. The PZC is asked to make a recommendation to the BOT concerning conditional use requests. A draft resolution is attached for consideration by the PZC. The BOT will approve or deny the proposed conditional use.

**LOCATION / SITE DESCRIPTION:** The site includes 1.43± acres of land and is located on the east side of Purnell Drive approximately 250 ft north of Jones Court. The subject area includes one (1) buildable lot zoned C-2 General Commercial, which is lot 11 of the Jo-Nell Commons Second Subdivision.

**LAND USE AND ZONING:**

Direction	Current Land Use	Current Zoning
On-Site	Undeveloped	C-2 General Commercial
North	Undeveloped	C-2 General Commercial
South	First State Bank of Forrest	C-2 General Commercial
East	Interstate Interchange	N/A
West	Undeveloped	C-2 General Commercial

The Zoning Ordinance requires a conditional use permit for mixed uses (multiple principle uses on one lot) in the C-2 district (152.031(B)(12)).



**PUBLIC WATER AND SANITARY SEWER FACILITIES:** Water and sanitary sewer is available to this site and is part of the Village of Mahomet water and sanitary sewer service area.

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

**STREET ACCESS / TRAFFIC:** The subject property has access from Purnell Drive. The rear of the lot touches the right-of-way for the Interstate 74 / Prairieview Road interchange. The petitioner intends to utilize two (2) shared driveway accesses onto Purnell Drive for the subject property. Sidewalks exist along Purnell Drive.

**STORMWATER MANAGEMENT:** The site generally drains to the east. A subdivision shared stormwater basin exists along Jones Court. The plans provided indicate the stormwater for this site will be piped to the basin. The provided plan has not been reviewed for stormwater compliance. The stormwater review will occur during the site development plan review process which would occur after this zoning / use consideration.

**POLICE AND FIRE PROTECTION:** The Village of Mahomet Police Department currently provides police protection to this site which is approximately 2.1 miles from the police station. This property is within the Cornbelt Fire Protection District and is approximately 2.3 miles from the Main Street fire station.

**CONFORMANCE TO COMPREHENSIVE PLAN:** The Village of Mahomet 2016 Comprehensive Plan currently designates this site as part of the East US 150 Gateway functional framework area which encourages development of this area as a regional commercial, warehousing, distribution and industrial. The Comprehensive Plan Land Use Plan shows corridor commercial uses on this site. The Comprehensive Plan includes policies that urge compact, orderly, and contiguous development in areas where public facilities and infrastructure can be extended to serve the site. The Comprehensive Plan also urges development which is compatible with adjacent existing and future land uses. The conditional use request is consistent with these principles.

**SUITABILITY OF PROPOSED CONDITIONAL USE:** This site is located in the area of existing commercial development and adjacent to existing lots ready for commercial development. The site is within the area of interstate interchange. The proposed development is consistent with other similar commercial developments in the area.

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

1. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.
2. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values with the neighborhood.
3. The establishment on the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
4. Adequate utilities access roads, drainage and/or other necessary facilities will be provided.
5. Adequate measures will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
6. The conditional use shall, in all respects, conform to the applicable regulations of the district in which it is located and the Board shall find that this is a public necessity.

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

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

1. Site development and building design must substantially comply with the Site Plan and Building Renderings (exhibit A) as presented to the PZC (dated 08/28/2024).
2. Site landscaping must substantially comply with landscape plan (exhibit B) as presented to the PZC (dated 08/16/2024). Phase 2 of the development must provide landscaping that is substantially compliant with the landscaping shown on exhibit B for phase 1.
3. Only exterior lighting fixtures that are full cut-off / fully shielded which minimizes skyglow, glare and light trespass shall be permitted.
4. Any freestanding sign permitted must be of a monument style with a maximum height of six (6) feet. This style and height requirement does not apply to an interstate oriented (high-rise) sign that may be permitted for the site. All other site signage features must meet signage requirements in the Zoning Ordinance.
5. The site must obtain Site Development Plan approval prior to the start of any site construction and be fully compliant prior to any new building permit application or occupancy permit application.
6. All activities must be carried out in accordance with the appropriate Village, State, and Federal permits and rules and regulations. Any conflicts between the permit applications and the Site Plan must be resolved with the appropriate agencies.
7. The site must comply with all applicable provisions of the Zoning Ordinance.

**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) Draft Resolution
- 2) Exhibit A - Site Plan / Building Renderings (4 pages)
- 3) Exhibit B – Landscaping Plan Phase 1 (1 page)
- 4) Conditional Use Application

## RESOLUTION FOR PLAN & ZONING COMMISSION

### A Resolution Concerning a Conditional Use Permit for a mixed-use commercial development in the C-2 General Commercial District

**WHEREAS,** the Board of Trustees of the Village of Mahomet, pursuant to the authority conferred by the Statutes of the State of Illinois, has established certain standards and procedures, including Comprehensive Plan designations and policies for the use of land and for zoning establishment and amendment within the corporate Limits of the Village of Mahomet, Illinois; and,

**WHEREAS,** the Petitioner, P & P United Inc., requested a conditional use permit be granted under the terms of the Village Zoning Ordinance to allow for a mixed-use commercial development on land located within the C-2 General Commercial District; and,

**WHEREAS,** the subject project is located on the east side of Purnell Drive approximately 250 ft north of Jones Court and the legal description for the proposed Conditional Use Permit is as follows:

Lot 11 of Jo-Nell Commons Second Subdivision, recorded at the Champaign County Recorder's Office as document 2000R28530

**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 October 1, 2024 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 1<sup>st</sup> day of October, 2024 by the Plan and Zoning Commission of the Village of Mahomet that:

1. The Plan and Zoning Commission does hereby recommend the Board of Trustees **GRANT / DENY** the requested Conditional Use Permit for mixed-use commercial development at the above described property.

2. The Plan and Zoning Commission does hereby further state that the conditional use shall be subject to the following conditions:
  - a) Site development and building design must substantially comply with the Site Plan and Building Renderings (exhibit A) as presented to the PZC (dated 08/28/2024).
  - b) Site landscaping must substantially comply with landscape plan (exhibit B) as presented to the PZC (dated 08/16/2024). Phase 2 of the development must provide landscaping that is substantially compliant with the landscaping shown on exhibit B for phase 1.
  - c) Only exterior lighting fixtures that are full cut-off / fully shielded which minimizes skyglow, glare and light trespass shall be permitted.
  - d) Any freestanding sign permitted must be of a monument style with a maximum height of six (6) feet. This style and height requirement does not apply to an interstate oriented (high-rise) sign that may be permitted for the site. All other site signage features must meet signage requirements in the Zoning Ordinance.
  - e) The site must obtain Site Development Plan approval prior to the start of any site construction and be fully compliant prior to any new building permit application or occupancy permit application.
  - f) 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.
  - g) The site must comply with all applicable provisions of the Zoning Ordinance.
  - h) \_\_\_\_\_
  - i) \_\_\_\_\_
  
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. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

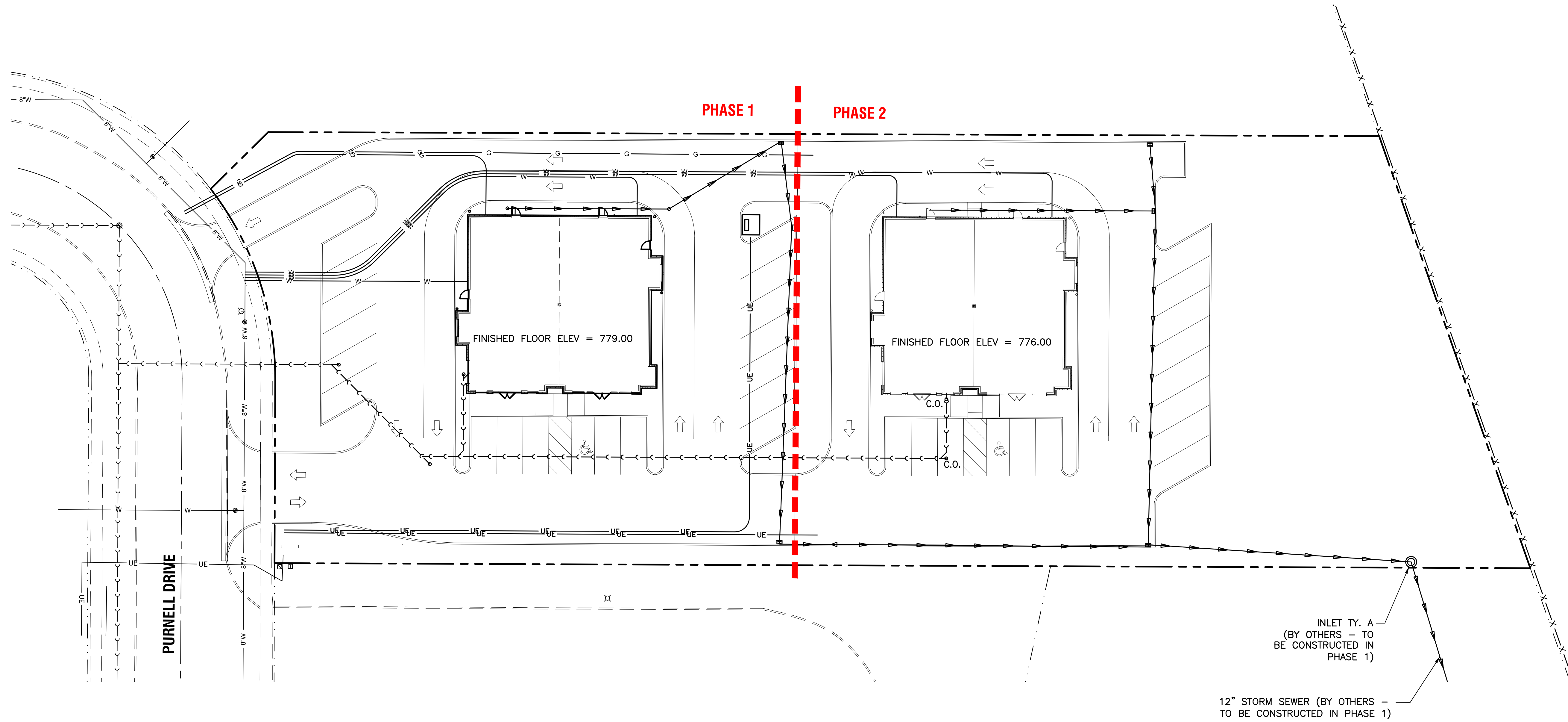
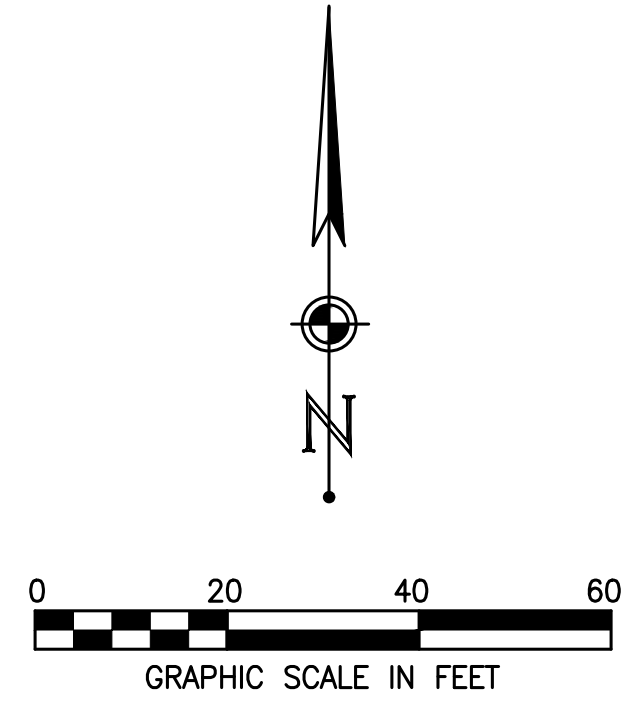
4. The approval recommended above shall be subject to the fulfillment of the conditions set forth in Item 2 above. In the event that these conditions are not fulfilled, the Conditional Use Permit may become void and no occupancy permit for the project may be issued, or the occupancy permit previously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

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Chair, Plan and Zoning Commission



FOR REFERENCE ONLY



REVISIONS

NO.	DATE	DESCRIPTION

**BKB**  
ENGINEERING

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

PHASE 2 CONCEPT PLAN

PURNELL CROSSING  
1002 PURNELL DRIVE  
MAHOMET, ILLINOIS

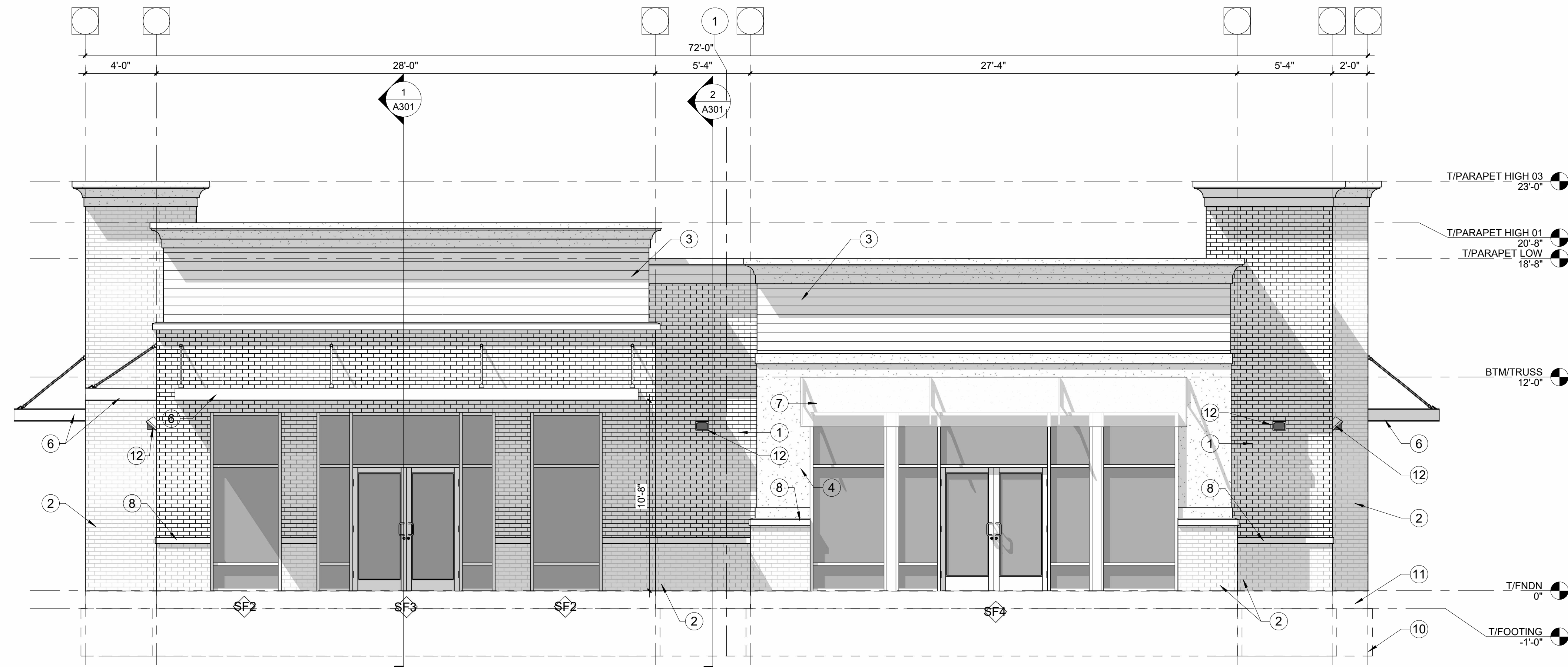
PROJECT: 07-2401

DESIGN BY: BKB

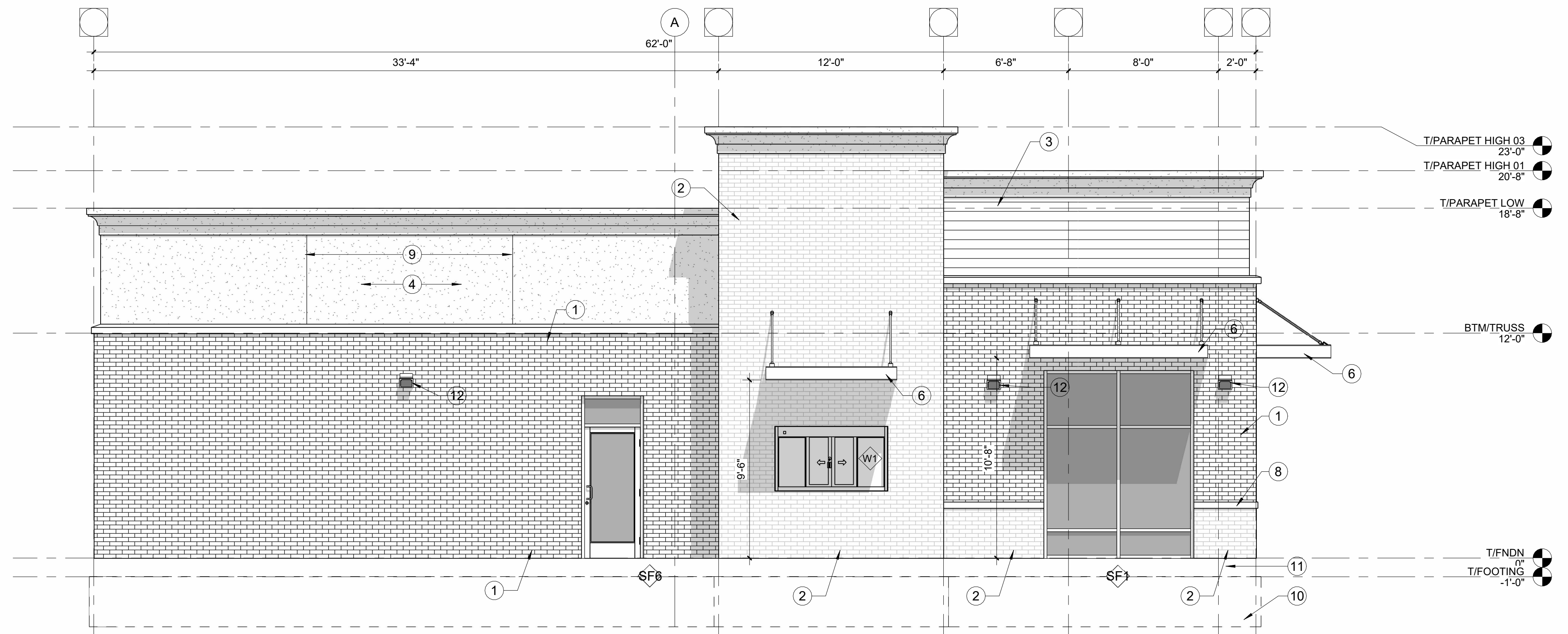
DRAWN BY: BKB

DATE: 6/20/24

SHEET:



1 TYP. SOUTH ELEVATION  
1/4" = 1'-0"



2 TYP. WEST ELEVATION  
1/4" = 1'-0"

KEYED NOTES

- 1 BRICK COLOR 01
- 2 BRICK COLOR 02
- 3 HORIZONTAL (TRU-CEDAR) T&G
- 4 EIFS SIDING
- 5 SCUPPER W/ DOWNSPOUTS
- 6 PRE-ENGINEERED AWNING, LAWRENCE AWNINGS
- 7 FABRIC AWNING, LAWRENCE AWNINGS
- 8 STONE SILL
- 9 EIFS SURFACE REVEAL
- 10 TRENCH FOOTING
- 11 FOUNDATION WALL
- 12 WALL PACK
- 13 WATER SPIGOT

EXHIBIT A



ARCHITECTURAL EXPRESSIONS, LLP  
100 CHESTNUT, SUITE 300,  
CHAMPAIGN, IL 61820  
PHONE: 217-378-5300 FAX: 217-378-8512  
www.aexllp.com  
IL DESIGN FIRM No. 184-001487

DATE: \_\_\_\_\_  
LIC. EXP.: \_\_\_\_\_

EXTERIOR ELEVATIONS

PURNELL CROSSING

SATESHA PATEL

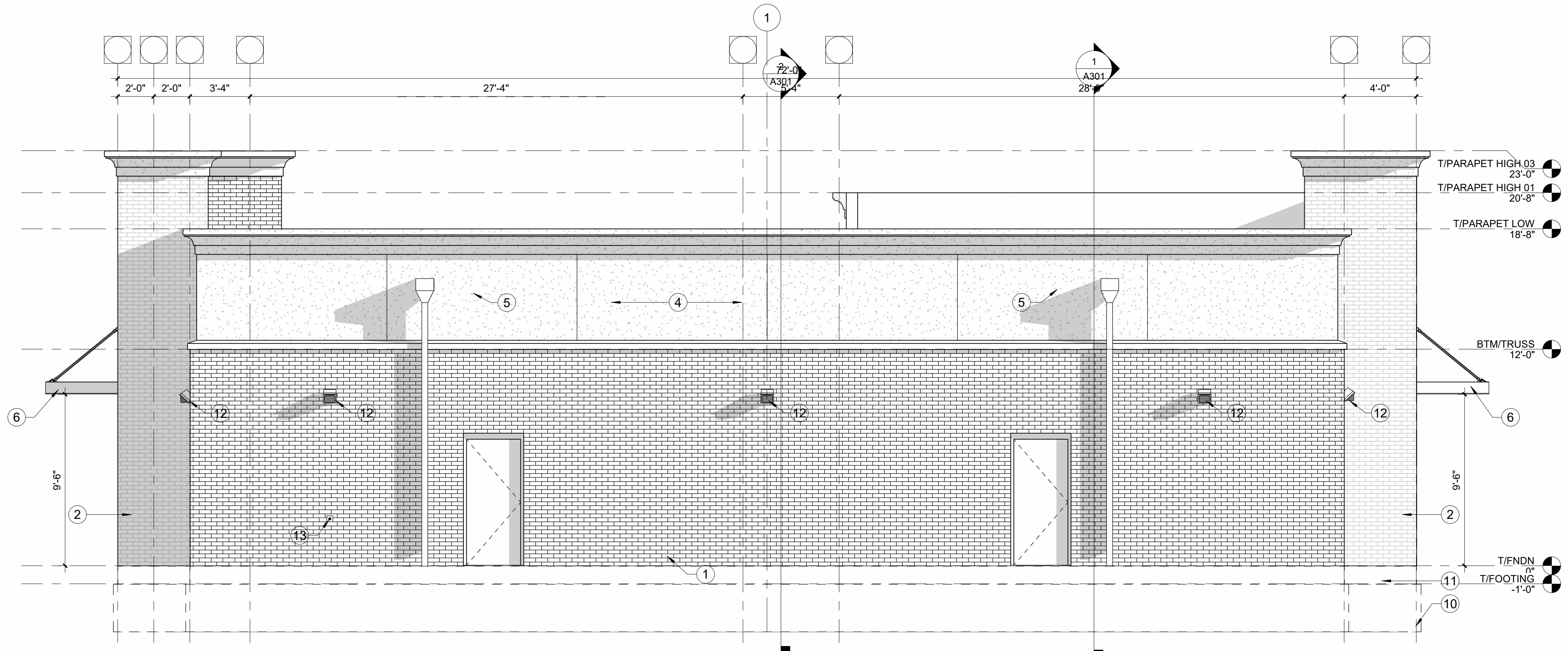
1002 PURNELL DR MAHOMET, IL

No.	Description	Date

100% REVIEW SET

Project Number	6906
Date	08/28/24
Drawn By	AEX
Checked By	BAK

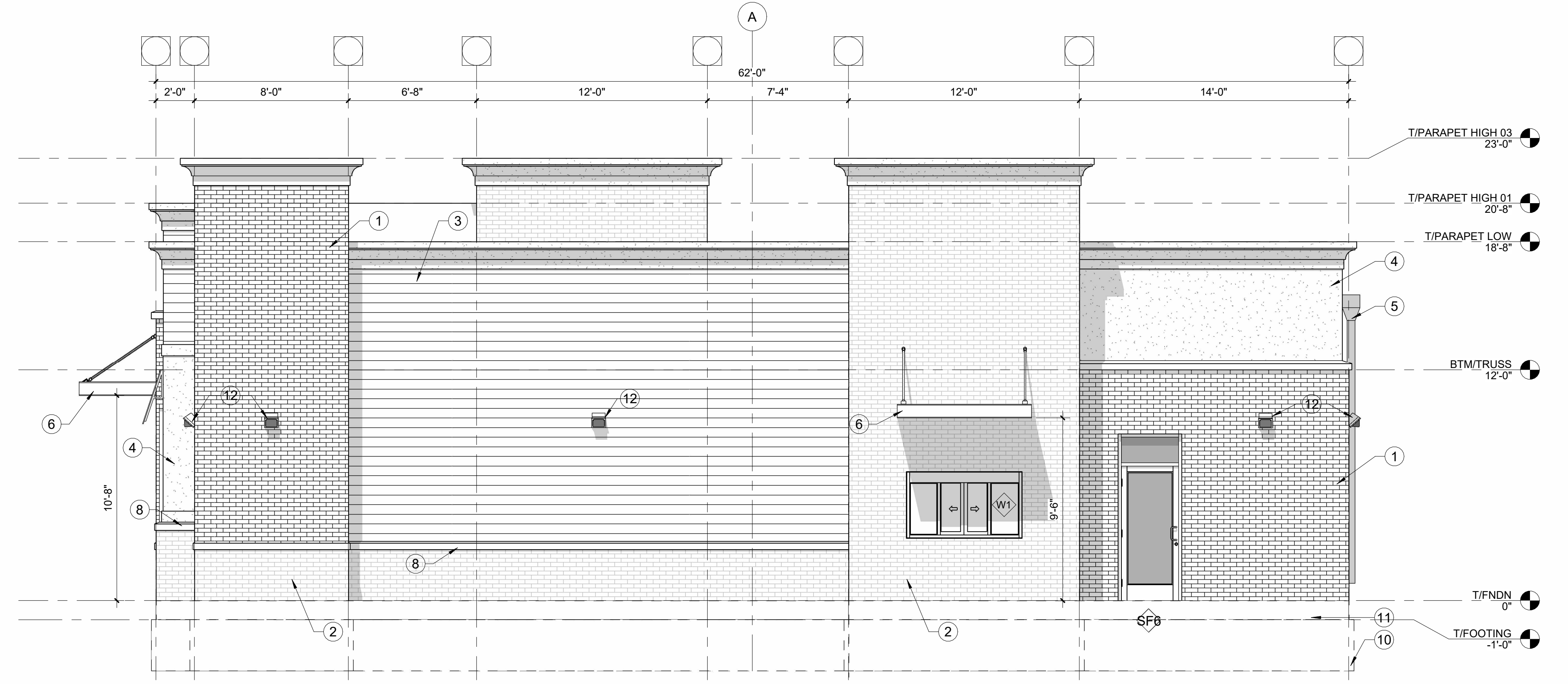
A201



② TYP. NORTH ELEVATION  
1/4" = 1'-0"

KEYED NOTES

- 1 BRICK COLOR 01
- 2 BRICK COLOR 02
- 3 HORIZONTAL (TRU-CEDAR) T&G
- 4 EIFS SIDING
- 5 SCUPPER W/ DOWNSPOUTS
- 6 PRE-ENGINEERED AWNING, LAWRENCE AWNINGS
- 7 FABRIC AWNING, LAWRENCE AWNINGS
- 8 STONE SILL
- 9 EIFS SURFACE REVEAL
- 10 TRENCH FOOTING
- 11 FOUNDATION WALL
- 12 WALL PACK
- 13 WATER SPIGOT



① TYP. EAST ELEVATION  
1/4" = 1'-0"

EXHIBIT A



ARCHITECTURAL EXPRESSIONS, LLP  
100 CHESTNUT, SUITE 300,  
CHAMPAIGN, IL 61820  
PHONE: 217-378-5300 FAX: 217-378-8512  
www.aexllp.com  
IL DESIGN FIRM No. 184-001487

DATE: \_\_\_\_\_  
LIC. EXP.: \_\_\_\_\_

EXTERIOR ELEVATIONS

PURNELL CROSSING

SATESHA PATEL

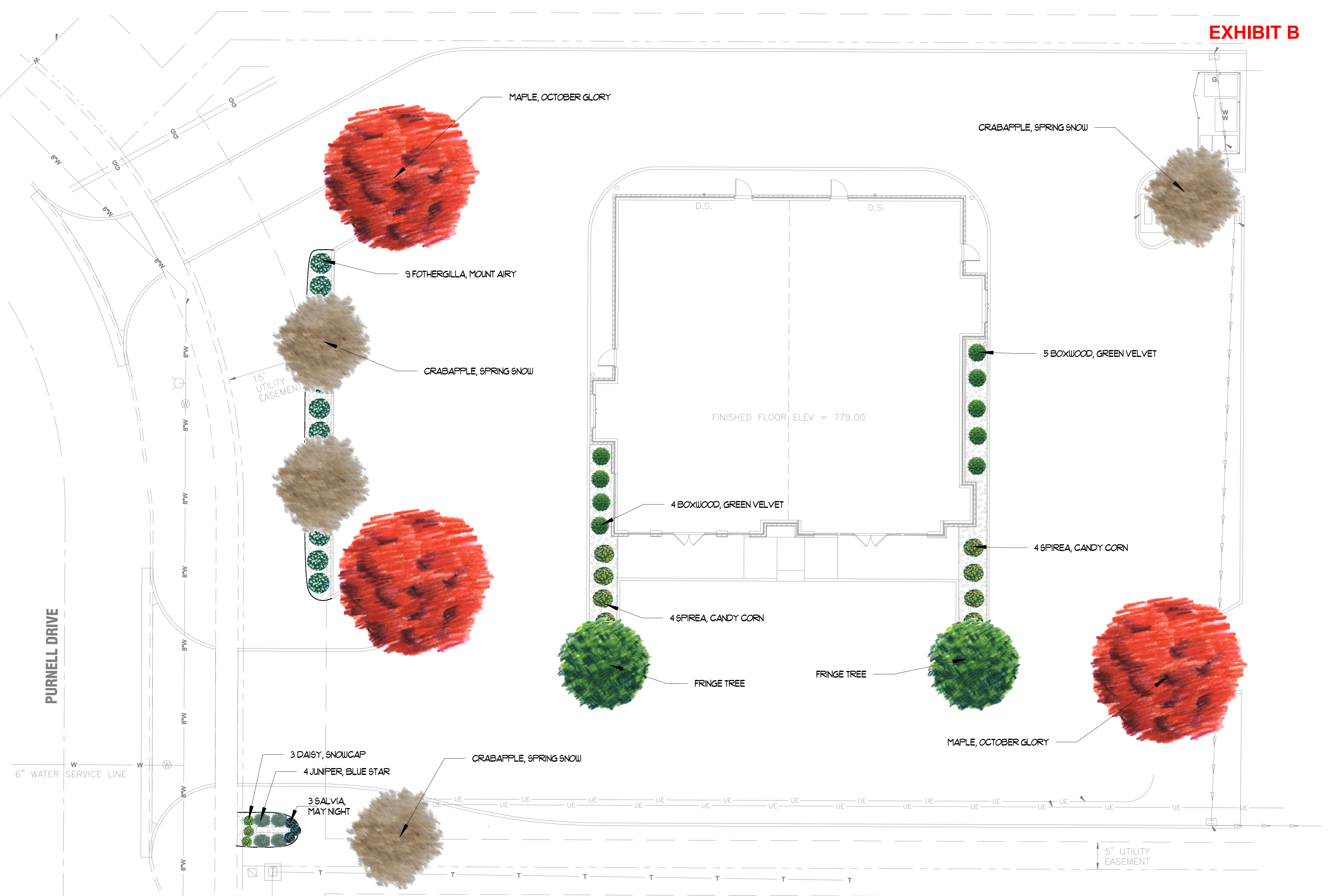
1002 PURNELL DR MAHOMET, IL

No.	Description	Date

100% REVIEW SET

Project Number	6906
Date	08/28/24
Drawn By	AEX
Checked By	BAK

A202



<p>Revision #:</p> <p>Date: 8/16/2024</p>	<p>Scale:</p> <p>1" = 10'</p> 	<p>Landscape Plan:</p> <p>1002 PURNELL MAHOMET, IL</p>	<p>Landscape Design by:</p> 	<p>Jessica Lopez LANDSCAPE DESIGN STUDIO</p> <p>Jessica Lopez 467 CR 2007 N Salem, IL 62872 618-734-5125 jessica_lopez407@me.com</p> <p>Jessica Lopez Design Studio 618-734-5125 • jessica_lopez407@hotmail.com</p> <p>* This landscape plan is for plant selection and suggested placement only. * The location of pavings, walking paths, stone steps, patios, fire pits and other hardscape items are only suggestions. Their actual installation and final location should be reviewed by a Landscape Architect or Engineer to ensure that proper safety precautions are observed. * It is your responsibility and that of the Landscape Installer to ensure that all landscape plans and installations meet all code and permitting requirements, comply with all applicable laws and that the installation does not interfere with utilities, drainage, easements, property line and other applicable restrictions.</p>
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Case Name: CU2024-02

**REQUEST FOR CONDITIONAL USE  
VILLAGE OF MAHOMET**

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**DO NOT WRITE IN THIS SPACE – FOR OFFICE USE ONLY**

Date Filed: 08/30/2024 Date of Hearing: 10/01/2024

Date of Published Notice: 09/14/2024 Newspaper: News-Gazette

Fee Paid – Receipt No.: pd by cc Amount: \$500.00 Date: 08/30/2024

Comments (indicate other actions such as continuances): \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Action by Board on Request: \_\_\_\_\_

\_\_\_\_\_

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**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): P&P United, Inc. Phone: 217-273-5688

Address of Applicant(s): P.O. Box 3999, Champaign, IL 61826

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

Name of Owner: Same as applicant

Address of Owner: Same as applicant

**ADDRESS, AND DESCRIPTION OF PROPERTY**

Address: 1002 Purnell Drive

Mahomet, IL 61853

Width of Lot: 150' Length of Lot: 410' average Lot Area (Square feet): 62,300 SF

Tax Parcel Number: 15-13-13-356-007

Legal Description (or attach legal description): Lot 11 of Jo-Nell Commons Second Subdivision

**LAND USE AND ZONING**

Present Zoning: C-2 General Commercial District

Present Land Use: Vacant lot

Proposed Land Use: Mixed use

	Surrounding Zoning	Surrounding Land Use
North	<u>C-2 General Commercial District</u>	<u>Vacant lot</u>
South	<u>C-2 General Commercial District</u>	<u>Bank</u>
East	<u>Interstate 74</u>	<u>Interstate exit ramp</u>
West	<u>C-2 General Commercial District</u>	<u>Car wash</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 purposed conditional use being requested.

The requested conditional use is for a mixed use development. This would include two identical shell buildings, each with two separate tenant spaces (four total tenants on the lot). The buildings are intended to house individual food service or retail uses once rented out, each with their own drive through.

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

We understand the request for conditional use (multi-tenant buildings) would occur on any other available lot within the village.

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

Due to the size of the lot, it would be most efficient to have more than one use share the space. If there were only one use permitted, the lot would have substantial unused land. Similarly, the remaining three tenants would need to look/build elsewhere, limiting retail space beyond this lot for other potential businesses.

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

\_\_\_\_\_  
\_\_\_\_\_

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

When? Construction planned for fall 2024

What improvements are planned? Planned improvements are illustrated in the drawing attachments to this application

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.

Conditional use will be in harmony with the area and conform with the purpose of the Zoning Ordinance. The individual use of each tenant space will be conforming uses (i.e. restaurants) and mirror current uses in the neighborhood, like the McDonald's and Subway also on Purnell Drive. The only difference with this requested conditional use is that there will be multiple uses on the same lot.

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

The opening of Interstate 74 just north east of this site was a substantial land use change after 1963. Having the expressway and an exit ramp right near this site has surely increased traffic to Mahomet and therefore increased the need for more dining.

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

No. As mentioned previously, the mixed uses are intended to be restaurants which reflect adjacent property uses. The only difference is that there will be multiple tenants on the same lot.

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

No. If the site is limited to one individual use, the property is not maximizing the use of space. Economic benefit would be far greater should multiple uses be allowed on the lot.

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

We are not aware of any other lots better suited to the intended use.

11. Additional comments by the Applicant:

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**SKETCH PLAN**

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

2. Additional exhibits submitted by Applicant: \_\_\_\_\_

Exhibit A: Progress Set of Design Drawings

Exhibit B: Landscape Plan

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

[Signature]  
(Signature) Applicant

8/28/24  
Date

[Signature]  
(Signature) Owner

8/28/24  
Date



# 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 October 1, 2024

**FROM:** Abby Heckman, Village Planner

**PROJECT:** MAP 2023-01: Prairieside LRSB Subdivision Phase 2 (Final Plat)

**PETITIONER:** Vertical Tower Partners, LLC

**ENGINEER:** Farnsworth Group

**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 Final Plat for Prairieside LRSB Subdivision Phase 2. The subdivision contains 18 detached single-family lots and three (3) outlots. The plat is to be submitted in accordance with the standard procedures set forth in the Mahomet Subdivision Ordinance.

**LOCATION / SITE DESCRIPTIONS:** The site is located on the north side of future South Mahomet Road at the current end of Tinley Lane. The final plat includes 6.228± acres. The property within this phase is zoned R1B Single-Family Residential. Construction plans for this phase were approved by the BOT on September 24, 2024.

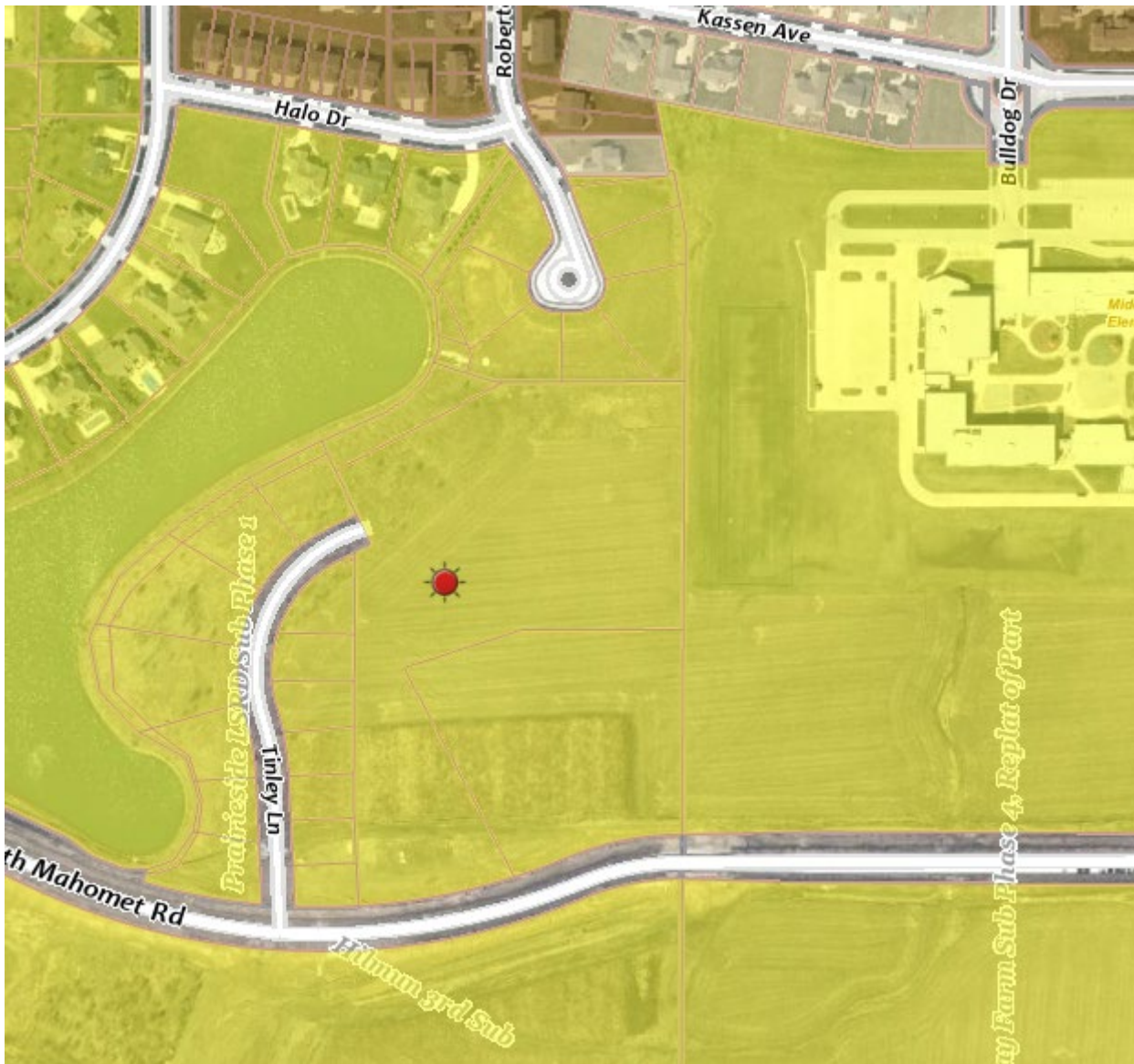
**CONFORMANCE TO ZONING ORDINANCE / DEVELOPMENT AGREEMENT:** The proposed lot sizes, lot widths, and yard setbacks comply with applicable requirements of the Village of Mahomet Zoning Ordinance, the Large Scale Residential Development designation and the approved Development Agreement (Recorded Document - 2021R12611).

**PUBLIC WATER AND SANITARY SEWER FACILITIES:** Public sanitary sewer and water mains are to be operated by the Village of Mahomet. Sanitary sewer and water main extensions are part of the Construction Plans which will be presented to the Board of Trustees this month.

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

**STREET ACCESS / TRAFFIC:** The final plat includes an east extension of Tinley Lane and dedication of right-of-way for a cul-de-sac street. In future phase will circle around and have an east connection with South Mahomet Road (SMR). All of the proposed lots will have public right-of-way frontage. The approved construction entrance for subdivision construction is in the location of the future east roadway connection with SMR.

**STORMWATER MANAGEMENT:** The detention basin that serves this phase exists within Conway Farms Subdivision and is adjacent to the north of this phase. The construction plans include accommodation in pipe size/volume for stormwater from the latter phases of this subdivision and for the school property east of this neighborhood as required. This is the reason for the large easements in the plat between lots 116-117 and 130-131.



**POLICE AND FIRE PROTECTION:** The Village of Mahomet Police Department currently provides police protection to this site and is approximately 2 miles from the police station. This property is within the Cornbelt Fire Protection District and is approximately 2.2 miles from the fire station.

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

**SUBSIDIARY DOCUMENTS:** The Owner's Certificate and other legal documents were submitted to the Village for review. The recorded development agreement includes, by reference, the already underlying 2004 Conway Subdivision covenants. Some additional covenants and provisions will be necessary to support the development and the proposed plat. Village staff reviewed the materials and provided the developer's attorney with clauses for inclusion and identified a few minor modifications. Subject to the revisions, the documents appear to meet the technical requirements of the Village Subdivision Ordinance and the recorded development agreement. Staff will assure final documents are compliant and support the plat prior to recording.

**FINAL PLAT / PROCEDURAL ISSUES:** The petitioner submitted a complete application package to the Village for review and approval. Staff identified some minor modifications to the Final Plat and forwarded them to the developer's engineer as technical comments. One is that some additional language will be included on the plat to indicate the grading, planting and accessory structure restrictions where large stormwater pipes are located underground and flood routes are established. This is a customary practice now for transparency and clarity for future builders and buyers.

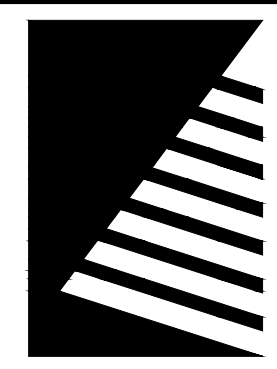
A unique feature of the plat is the use of outlots along the lake. This is a common practice when a floodway, flood fringe, or some other unbuildable portion of an otherwise buildable home site is present. In this case, the land area that must remain at a lower elevation than the BFE of the buildable portions of the lot. Because the lake was already platted into an outlot owned by the POA prior to this subdivision, this boundary line was established in concept. Rather than increase the responsibilities of the POA for the maintenance of more sloped shoreline, these outlots will be owned by the same owner of the adjacent buildable lot and be maintained by the same. The covenants will bind these lots and their respective outlots together permanently such that lot 122 and Outlot 122A must be deeded together in perpetuity. Subject to revisions, the Final Plat appears to meet the technical requirements of the Village Subdivision Ordinance and the recorded development agreement.

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

**SUMMARY:** A recommendation from the PZC to the BOT related to the approval of the Final Plat for Prairieside LSRD Subdivision Phase 2 is requested by the developer. A draft resolution is enclosed for consideration by the Commission. The Plan and Zoning Commission should feel free to modify the resolution as it sees fit.

**ATTACHMENTS:**

- A. Final Plat
- B. Draft Resolution



# Farnsworth GROUP

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

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

ISSUE:  
# DATE: DESCRIPTION:

PROJECT:  
Vertical Tower Partners, LLC

## Prairieside LSRD Subdivision Phase Two

Mahomet, Illinois

DATE: 08/30/2024

DESIGNED: JDA

DRAWN: MWC

REVIEWED: TWH

FIELD BOOK NO.: BMI 2344

SHEET TITLE:

### FINAL PLAT

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

PRESIDENT, BOARD OF TRUSTEES (DATE)

VILLAGE CLERK (DATE)

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

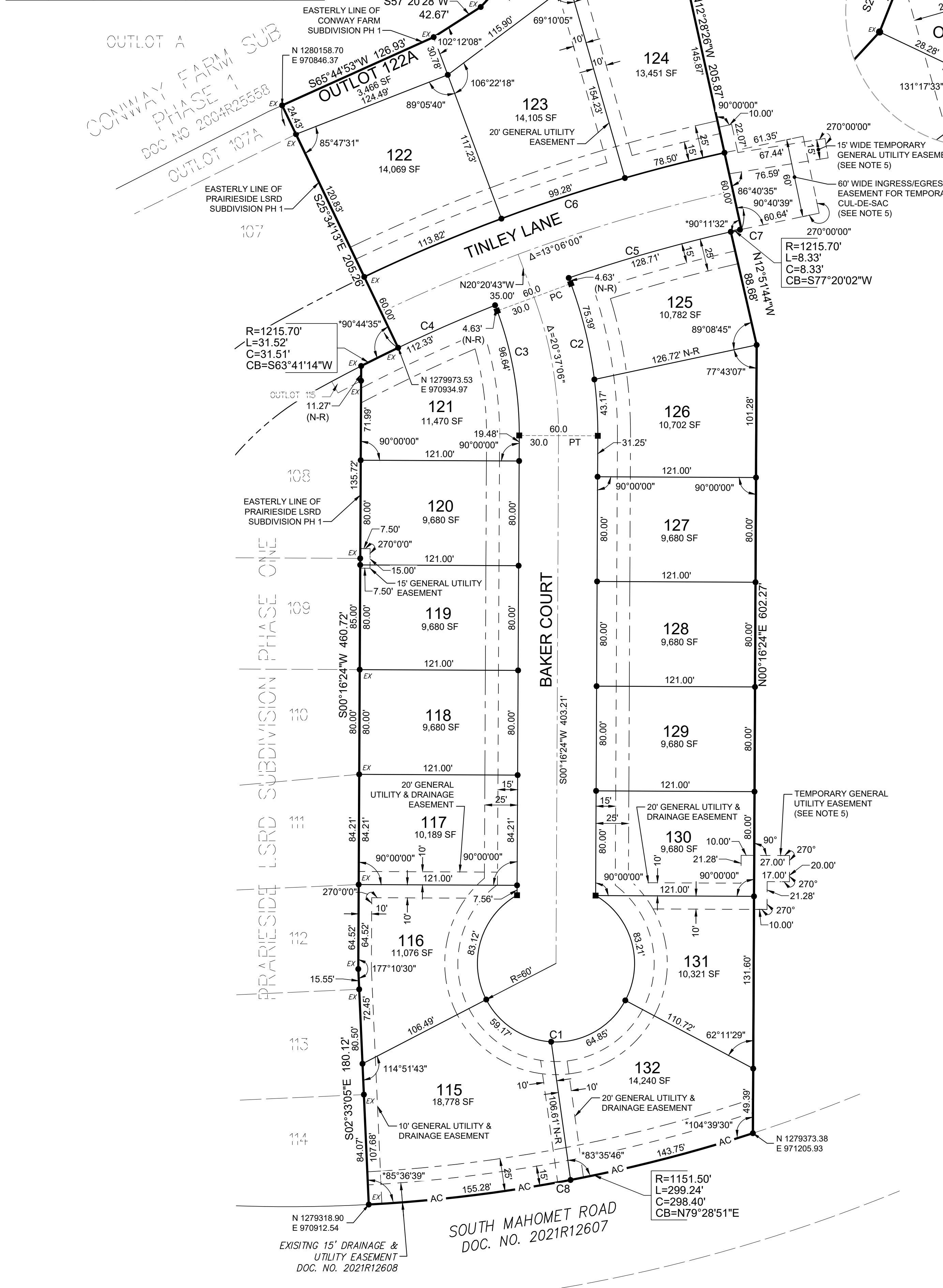
1 OF 1

PROJECT NO.: 0240304.00

# PRAIRIESIDE LSRD SUBDIVISION PHASE TWO

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

CURVE	CHORD	LENGTH	RADIUS	CHORD BEARING	DELTA
C1	60.00'	314.16'	60.00'	S89°43'36"E	300°00'00"
C2	118.11'	118.75'	330.00'	N10°02'09"W	20°37'06"
C3	96.64'	97.16'	270.00'	N10°02'09"W	20°37'06"
C4	112.33'	112.37'	1215.70'	S65°35'34"W	5°17'46"
C5	128.71'	128.77'	1215.70'	S74°06'12"W	6°04'08"
C6	291.04'	291.68'	1275.70'	S70°58'48"W	13°06'00"
C7	8.33'	8.33'	1215.70'	S77°20'02"W	0°23'33"
C8	298.40'	299.24'	1151.50'	N79°28'51"E	14°53'22"



### SURVEYOR'S CERTIFICATE

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

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

BEGINNING AT THE SOUTHWEST CORNER OF OUTLOT 109 OF CONWAY FARM SUBDIVISION PHASE 5 RECORDED ON DECEMBER 17, 2021 AS DOCUMENT NO. 2021R29449 IN THE CHAMPAIGN COUNTY RECORDER'S OFFICE, THENCE SOUTH 21°37'41" WEST, 26.69 FEET ALONG THE EASTERLY LINE OF OUTLOT A OF CONWAY FARM SUBDIVISION PHASE 1 RECORDED ON AUGUST 10, 2004 AS DOCUMENT NO. 2004R25558 IN SAID RECORDER'S OFFICE; THENCE SOUTH 42°40'18" WEST, 56.89 FEET ALONG SAID EASTERLY LINE; THENCE SOUTH 57°20'28" WEST, 42.67 FEET ALONG SAID EASTERLY LINE; THENCE SOUTH 65°44'53" WEST, 126.93 FEET ALONG SAID EASTERLY LINE TO THE NORTHEAST CORNER OF OUTLOT 107A OF PRAIRIESIDE LSRD SUBDIVISION PHASE ONE RECORDED ON NOVEMBER 20, 2023 AS DOCUMENT NO. 2023R16490 IN THE CHAMPAIGN COUNTY RECORDER'S OFFICE; THENCE SOUTH 25°34'13" EAST, 205.26 ALONG THE EASTERLY LINE OF SAID PRAIRIESIDE LSRD SUBDIVISION PHASE ONE; THENCE SOUTHWESTERLY 31.52 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 1215.70 FEET AND WHOSE 31.51 FOOT CHORD BEARS SOUTH 63°41'14" WEST ALONG SAID EASTERLY LINE; THENCE SOUTH 00°16'24" WEST, 460.72 ALONG SAID EASTERLY LINE; THENCE SOUTH 2°33'05" EAST, 180.12 FEET ALONG SAID EASTERLY LINE TO THE NORTH RIGHT-OF-WAY LINE OF SOUTH MAHOMET ROAD AS SHOWN ON A PLAT OF RIGHT-OF-WAY DEDICATION RECORDED JUNE 1, 2021 AS DOCUMENT NO. 2021R12607 IN SAID RECORDER'S OFFICE, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID PRAIRIESIDE LSRD SUBDIVISION PHASE ONE; THENCE EASTERLY 299.24 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE BEING THE ARC OF A NON-TANGENTIAL CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 1151.50 FEET AND WHOSE 299.40 FOOT CHORD BEARS NORTH 79°28'51" EAST; THENCE NORTH 00°18'24" EAST, 602.27 FEET; THENCE NORTH 12°51'44" WEST, 88.68 FEET; THENCE EASTERLY 8.33 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH WITH A RADIUS OF 1215.70 FEET AND WHOSE 8.33 FOOT CHORD BEARS NORTH 77°20'00" EAST; THENCE NORTH 12°28'26" WEST, 205.87 FEET TO A BEND ON THE SOUTHERLY LINE OF SAID CONWAY FARM SUBDIVISION PHASE 5; THENCE NORTH 71°30'04" WEST, 112.08 FEET ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING, CONTAINING 6.228 ACRES, MORE OR LESS.

THIS PROPERTY HAS BEEN SUBDIVIDED INTO 18 LOTS, NUMBERED 115 THROUGH 132, INCLUSIVE, 3 OUTLOTS, NUMBERED 122A THROUGH 124A, INCLUSIVE AND THE STREETS AND EASEMENTS AS SHOWN; SAID SUBDIVISION IS TO BE KNOWN AS "PRAIRIESIDE LSRD SUBDIVISION PHASE TWO" IN THE VILLAGE OF MAHOMET, CHAMPAIGN COUNTY, ILLINOIS.

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

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

WITNESS MY HAND AND SEAL THIS 30TH DAY OF AUGUST, 2024.



BY: Joe Adams  
JOSEPH D. ADAMS  
PROFESSIONAL LAND SURVEYOR NO. 3704  
FARNSWORTH GROUP, INC.  
2211 W. BRADLEY AVENUE  
CHAMPAIGN, IL 61821

DATE: 08-30-2024  
EXP. DATE: 11-30-2024  
DESIGN FIRM REGISTRATION NO. 184-001856

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

### NOTES:

- PRAIRIESIDE LSRD SUBDIVISION PHASE TWO IS LOCATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF MAHOMET, CHAMPAIGN COUNTY, ILLINOIS.
- BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CURRENT APPLICABLE VILLAGE OF MAHOMET ZONING ORDINANCE REQUIREMENTS AND DEVELOPMENT AGREEMENT.
- LOT LINES EXTENDING FROM CURVED STREET LINES ARE RADIAL UNLESS OTHERWISE NOTED.
- DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. DISTANCES ALONG CURVED LINES ARE CHORD DISTANCES.
- NOT INCLUDED WITHIN THE BOUNDARY OF THIS SUBDIVISION IS A TEMPORARY INGRESS-EGRESS EASEMENT AND TWO TEMPORARY GENERAL UTILITY EASEMENTS AS SHOWN ON THIS PLAT. SAID EASEMENTS ARE TO BE DEDICATED TO THE PUBLIC UPON ACCEPTANCE AND RECORDING OF THIS PLAT BY THE VILLAGE OF MAHOMET. THE UNDERLYING PROPERTY IN THE AREA OF SAID EASEMENTS IS IN POSSESSION OF THE OWNER OF SAID SUBDIVISION. SAID EASEMENTS ARE IN EFFECT UNTIL RECORDING OF FUTURE ADDITIONS THAT ENCOMPASS SAID TEMPORARY EASEMENTS.
- COORDINATES SHOWN ON THE FACE OF THIS PLAT ARE REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (1201), NAD 1983, CURRENT ADJUSTMENT.
- THESE ADJOINING SUBDIVISIONS ARE RECORDED IN THE CHAMPAIGN COUNTY RECORDER'S OFFICE.
  - CONWAY FARM SUBDIVISION PHASE 1 RECORDED ON AUGUST 10, 2004 AS DOCUMENT NO. 2004R25558
  - CONWAY FARM SUBDIVISION PHASE 5 RECORDED ON DECEMBER 17, 2021 AS DOCUMENT NO. 2021R29449
  - PRAIRIESIDE LSRD SUBDIVISION PHASE ONE RECORDED ON NOVEMBER 20, 2023 AS DOCUMENT NO. 2023R16490

### LEGEND

- EX EXISTING MONUMENT
- SET 5/8" DIA. 30" LONG IRON ROD W/PLASTIC CAP STAMPED "FARNSWORTH GROUP" UNLESS NOTED OTHERWISE
- SET 5/8" DIA. 30" LONG IRON ROD W/PLASTIC CAP STAMPED "FARNSWORTH GROUP" IN CONCRETE UNLESS NOTED OTHERWISE
- \*135°00'00" ANGLE MEASURED TO CHORD
- (N-R) NON-RADIAL
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- GENERAL UTILITY EASEMENT LIMITS LINE WHICH EXTENDS 15' FROM LOT LINE UNLESS NOTED OTHERWISE
- 25' BUILDING SETBACK LINE UNLESS NOTED OTHERWISE
- ADJACENT LOT LINE
- LOT LINE
- BOUNDARY LINE
- VEHICLE ACCESS CONTROL LINE
- RADIUS
- ARC LENGTH
- CHORD LENGTH
- CHORD BEARING

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

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

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

### DRAINAGE STATEMENT

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

DATE: \_\_\_\_\_ CRAIG M. EARL, PE # 062-054466

OWNER/DEVELOPER: \_\_\_\_\_

### FINAL PLAT APPROVAL

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

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024

CHAIRPERSON \_\_\_\_\_

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

PRESIDENT, BOARD OF TRUSTEES (DATE)

VILLAGE CLERK (DATE)

I:\mehall\1-A\_2024\0240304.00 - Prairieside Phase Two\Survey\02\_Drainage\SV\_Plat - 0240304.00.dwg | 8/30/2024 10:13 AM |

**A RESOLUTION FOR THE PLAN AND ZONING COMMISSION**

**CONCERNING THE FINAL PLAT FOR  
PRAIRIESIDE LSRD SUBDIVISION PHASE 2  
VILLAGE OF MAHOMET, CHAMPAIGN COUNTY, ILLINOIS**

- WHEREAS,** the Board of Trustees of the Village of Mahomet, pursuant to the authority conferred by the Statutes of the State of Illinois, has established certain standards and procedures for review and approval of subdivisions within the Corporate Limits of the Village of Mahomet, Illinois and within one and one-half miles thereof; and,
- WHEREAS,** the Board of Trustees approved a Large Scale Residential Development designation and related development agreement for **Prairieside LSRD Subdivision** on May 25, 2021; and,
- WHEREAS,** the developer of the proposed **Prairieside LSRD Subdivision Phase 2** submitted certain documents, including a Final Plat, for review and approval by the Village of Mahomet; and,
- WHEREAS,** the Board of Trustees approved construction plans for **Prairieside LSRD Subdivision Phase 2** on September 24, 2024; and,
- WHEREAS,** Village staff, Village Engineer and Village Attorney reviewed the Final Plat and supporting technical documents for **Prairieside LSRD Subdivision Phase 2** and found that subject to minor modifications, the documents are satisfactory and in a form that complies with the Village of Mahomet Subdivision Ordinance requirements, and made recommendations concerning approval of said Final Plat; and,
- WHEREAS,** The Village Attorney reviewed the Owner's Certificate, County Clerk's Tax Certificate, and other legal documents for **Prairieside LSRD Subdivision Phase 2** and found that subject to minor modifications, they comply with the Subdivision Ordinance requirements; and,
- WHEREAS,** the developer submitted all required documents per Ordinance; and,
- WHEREAS,** the Plan and Zoning Commission met and reviewed the Final Plat, and the various subsidiary documents submitted, and found that it is, with minor modifications, generally satisfactory and in the prescribed form.

**BE IT THEREFORE RESOLVED** this 1<sup>st</sup> day of October, 2024, by the Plan and Zoning Commission of the Village of Mahomet, that:

- A. The Plan and Zoning Commission does hereby recommend **APPROVAL / DENIAL** of the Final Plat for the **Prairieside LSRD Subdivision Phase 2** upon completion of modifications identified by the Village staff and does hereby authorize the Chairman to sign the said Final Plat upon completion of said modifications.
  
- B. The approval of the Final Plat recommended above is further subject to the following conditions:
  - 1. Submission of all supporting documentation in proper form
  
  - 2. The approval of the Final Plat recommended above is further subject to the review and approval of the Final Plat and supporting documents as applicable by other relevant agencies and utility service providers.
  
  - 3. In the event that the modifications to the Final Plat are not completed, the outside agency reviews are not completed, all supporting documents are not submitted in final form, or the conditions set forth above are not met within sixty (60) days from the date of approval by the Board of Trustees, the approvals recommended herein shall be null and void.

\_\_\_\_\_  
Chair, Plan and Zoning Commission  
Village of Mahomet



# *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 October 1, 2024

**FROM:** Abby Heckman, Village Planner

**PROJECT:** **Thornewood LRSB Subdivision Phase 2 (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 34 single-family lots (5 with related floodplain lots) and three (3) outlots along with roadway dedication for Ravenwood Drive, Willowbrook Lane and Buttonbush Court. 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 east end of Ravenwood Drive and includes platting of the detention lakes for the subdivision along with the remaining undeveloped land within Thornewood LRSB Subdivision. The proposed final plat includes 67.72± acres. The land within the plat is zoned R-1B Single-Family Residential and AC Conservation (lakes) and is part of an approved Large-Scale Residential Development (LSRD). Construction Plans for this phase were approved by the BOT September 27, 2022. Construction of the subdivision is in progress.

**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). A lot chart with sizes and setbacks is provided on the plat to clarify special setbacks due to the LSRD terms.

**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. 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.

**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.

**STREET ACCESS / TRAFFIC:** This final plat includes a street extension from the existing east stub for Ravenwood Drive and the stub for Willowbrook Lane and new construction of Buttonbush Court (new road names are subject to change based on County addressing standards). Sidewalks are in the area and are required in front of all lots within this subdivision. Completion of this phase will complete the subdivision and eliminate any temporary roadway conditions.

**STORMWATER MANAGEMENT:** 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 within outlot 742 this phase. Any 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. Final Plat
- B. Draft Resolution



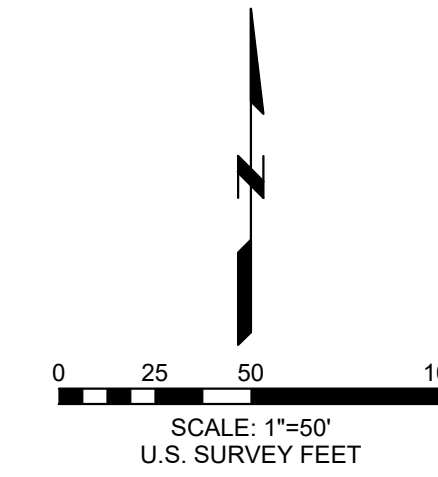
# THORNEWOOD LSRD SUBDIVISION PHASE 2

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

CURVE TABLE					
CURVE	CHORD	LENGTH	RADIUS	CHORD BEARING	DELTA
C8	77.70'	86.28'	55.00'	N44°53'05"E	89°52'40"
C9	162.46'	180.40'	115.00'	N44°53'05"E	89°52'40"
C10	60.00'	314.16'	60.00'	S89°49'24"W	300°00'00"

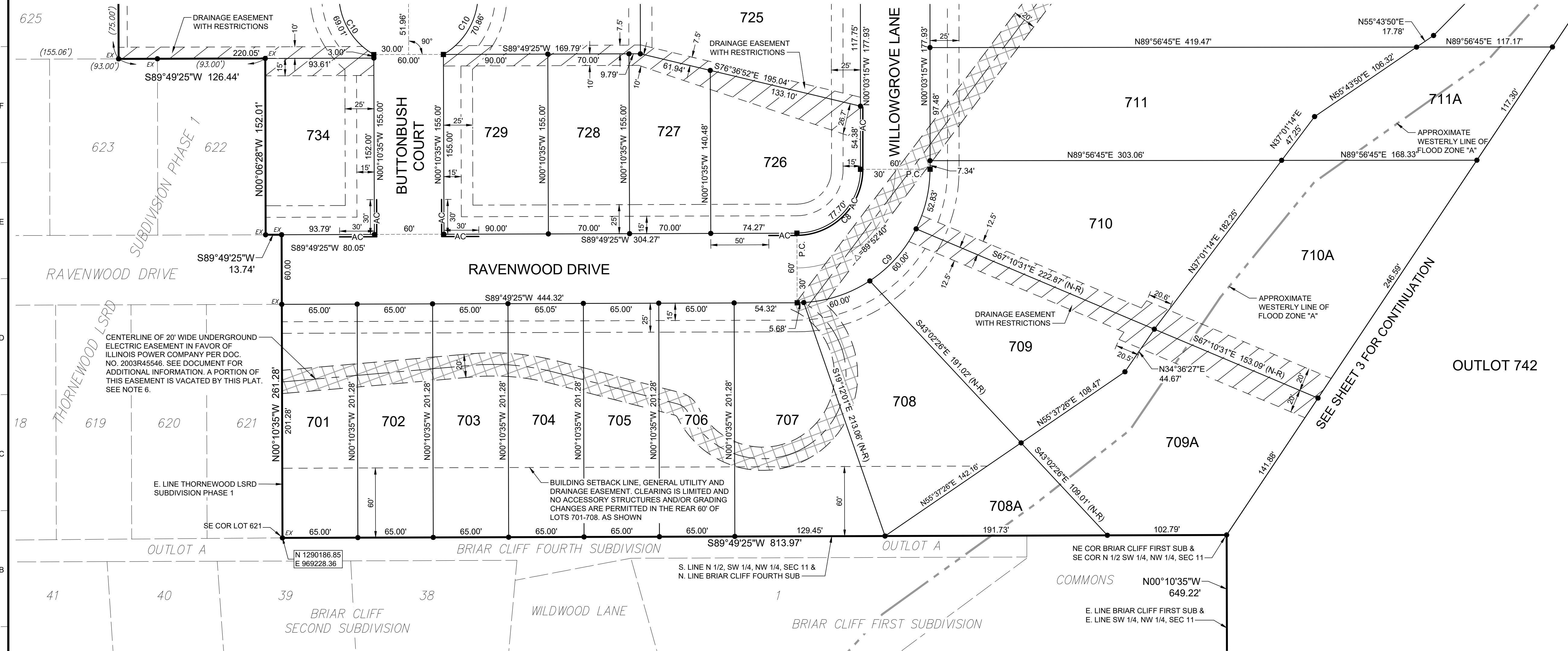
### LEGEND

- SET 5/8" DIAMETER, 30" LONG REBAR WITH PLASTIC CAP STAMPED "FARNSWORTH GROUP" SET
- SET 5/8" DIAMETER, 30" LONG REBAR WITH PLASTIC CAP STAMPED "FARNSWORTH GROUP" IN CONCRETE SET
- EX EXISTING IRON ROD OR PIPE
- BOUNDARY OF SUBDIVISION
- - - FRONT YARD BUILDING SETBACK LINE AS SHOWN, SEE LOT DATA CHART ON SHEET 4 FOR ALL BUILDING SETBACK REQUIREMENTS
- - - GENERAL UTILITY AND DRAINAGE EASEMENT LINE
- ▨ DRAINAGE EASEMENT, WITH RESTRICTIONS (SEE NOTE 10)
- - - ADJOINING LOT LINE
- AC ACCESS CONTROL
- ▨ PORTION OF UNDERGROUND ELECTRIC EASEMENT PER DOC. NO. 2003R45546 VACATED BY THIS PLAT
- (125.62') RECORD DISTANCE
- N 1290186.85  
E 969284.08 ILLINOIS STATE PLANE COORDINATES (SEE NOTE 2)
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.O.B. POINT OF BEGINNING
- (N-R) NON RADIAL
- NMS NO MONUMENT SET



SEE SHEET 1 FOR CONTINUATION

SEE SHEET 1 FOR CONTINUATION



**PRELIMINARY**

PROJECT:  
MAHOMET LAND COMPANY

## THORNEWOOD LSRD SUBDIVISION PHASE 2

VILLAGE OF MAHOMET  
CHAMPAIGN COUNTY, ILLINOIS

DATE: 8-29-24  
DESIGNED: JDA  
DRAWN: DJM/PDM  
REVIEWED: PEB  
FIELD BOOK NO.: CHA 191/01

### FINAL PLAT

SHEET NUMBER:

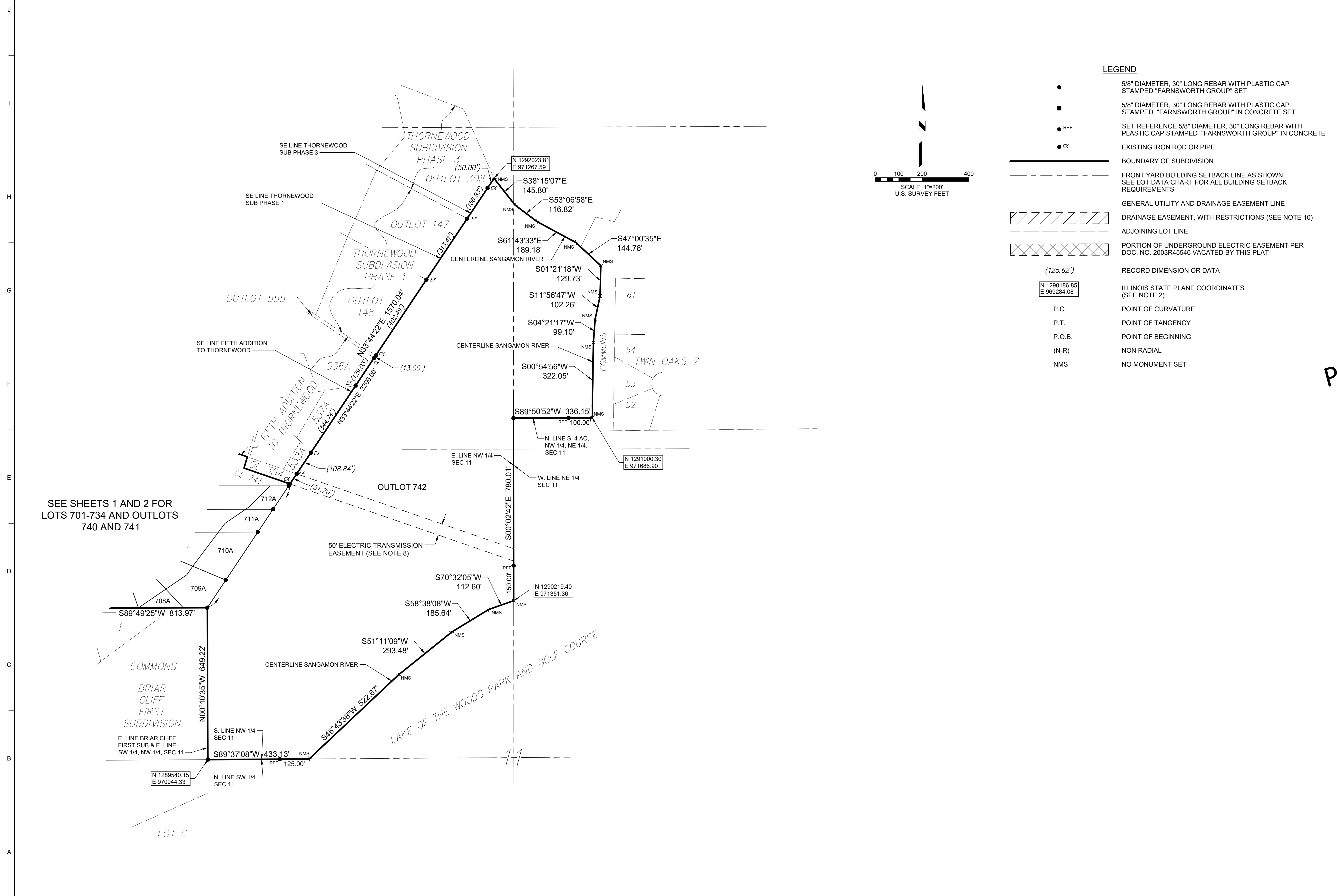
**2**  
of 4

PROJECT NO.: 0211884.00

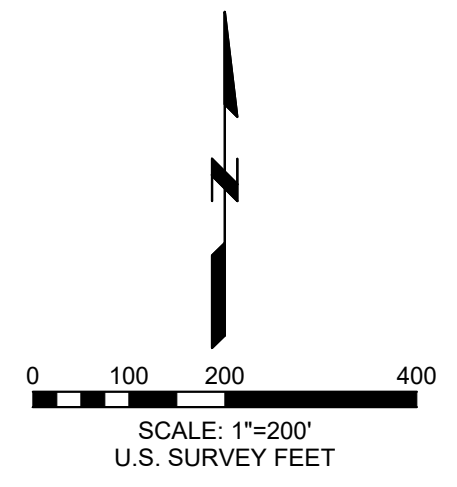
| dmuntz | jk | 2024 | 0211884.00 - Thornewood 7th Addition Survey | 07 | Drawings | S | Thornewood North LSRD Phase 2 Final Plat - 0211884.00.dwg | 8/28/2024 2:01 PM |

# THORNEWOOD LSRD SUBDIVISION PHASE 2

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



SEE SHEETS 1 AND 2 FOR LOTS 701-734 AND OUTLOTS 740 AND 741



### LEGEND

- 5/8" DIAMETER, 30" LONG REBAR WITH PLASTIC CAP STAMPED "FARNSWORTH GROUP" SET
- 5/8" DIAMETER, 30" LONG REBAR WITH PLASTIC CAP STAMPED "FARNSWORTH GROUP" IN CONCRETE SET
- REF SET REFERENCE 5/8" DIAMETER, 30" LONG REBAR WITH PLASTIC CAP STAMPED "FARNSWORTH GROUP" IN CONCRETE
- EX EXISTING IRON ROD OR PIPE
- BOUNDARY OF SUBDIVISION
- - - 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 10)
- - - ADJOINING LOT LINE
- ⊗ PORTION OF UNDERGROUND ELECTRIC EASEMENT PER DOC. NO. 2003R45546 VACATED BY THIS PLAT
- (125.62') RECORD DIMENSION OR DATA
- [N 1290186.85  
E 969284.08] ILLINOIS STATE PLANE COORDINATES (SEE NOTE 2)
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.O.B. POINT OF BEGINNING
- (N-R) NON RADIAL
- NMS NO MONUMENT SET

**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:

**PRELIMINARY**

PROJECT:  
 MAHOMET LAND COMPANY

## THORNEWOOD LSRD SUBDIVISION PHASE 2

VILLAGE OF MAHOMET  
 CHAMPAIGN COUNTY, ILLINOIS

DATE:	8-29-24
DESIGNED:	JDA
DRAWN:	DJM/PDM
REVIEWED:	PEB
FIELD BOOK NO.:	CHA 191/01

### FINAL PLAT

SHEET NUMBER:

**3**  
 of 4

PROJECT NO.: 0211884.00

I:\muntz\j\2021\0211884.00 - Thornewood 7th Addition\Survey\07\_Drawing\SA\_Thornewood North LSRD Phase 2 Final Plat - 0211884.00.dwg | 8/28/2024 2:01 PM |

# THORNEWOOD LSRD SUBDIVISION PHASE 2

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

## SURVEYOR'S DECLARATION:

I, JOSEPH D. ADAMS, ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 3704, 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 NORTH HALF OF SECTION 11, TOWNSHIP 20 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, VILLAGE OF MAHOMET, CHAMPAIGN COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 545 IN THE FIFTH ADDITION TO THORNEWOOD SUBDIVISION, RECORDED IN DOCUMENT NO. 2016R11903, IN THE OFFICE OF THE RECORDER OF CHAMPAIGN COUNTY, ILLINOIS, SAID SOUTHEAST CORNER ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF WILLOWGROVE LANE IN SAID FIFTH ADDITION TO THORNEWOOD SUBDIVISION. FROM SAID POINT OF BEGINNING, THENCE SOUTHWESTERLY 96.82 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE BEING THE ARC OF A NON-TANGENTIAL CURVE, CONCAVE TO THE EAST, WITH A RADIUS OF 280.00 FEET AND WHOSE 96.34 FEET CHORD BEARS SOUTH 06 DEGREES 29 MINUTES 25 SECONDS WEST TO A POINT OF NON-TANGENCY ON THE SOUTHERLY LINE OF SAID FIFTH ADDITION TO THORNEWOOD SUBDIVISION; THENCE NORTH 85 DEGREES 19 MINUTES 44 SECONDS EAST 277.91 FEET ALONG SAID SOUTHERLY LINE; THENCE SOUTH 31 DEGREES 57 MINUTES 10 SECONDS WEST 113.95 FEET ALONG SAID SOUTHERLY LINE; THENCE SOUTH 04 DEGREES 40 MINUTES 16 SECONDS EAST 103.48 FEET ALONG SAID SOUTHERLY LINE; THENCE SOUTH 30 DEGREES 27 MINUTES 41 SECONDS EAST 187.70 FEET ALONG SAID SOUTHERLY LINE; THENCE NORTH 89 DEGREES 56 MINUTES 45 SECONDS EAST 181.83 FEET ALONG SAID SOUTHERLY LINE; THENCE SOUTH 70 DEGREES 59 MINUTES 03 SECONDS EAST 188.68 FEET ALONG SAID SOUTHERLY LINE; THENCE SOUTH 16 DEGREES 44 MINUTES 11 SECONDS WEST 50.04 FEET ALONG SAID SOUTHERLY LINE; THENCE SOUTH 70 DEGREES 59 MINUTES 03 SECONDS EAST 207.73 FEET ALONG SAID SOUTHERLY LINE TO THE SOUTHEAST CORNER OF OUTLOT 554 IN SAID FIFTH ADDITION TO THORNEWOOD SUBDIVISION; THENCE NORTH 33 DEGREES 44 MINUTES 22 SECONDS EAST 1570.04 FEET ALONG THE SOUTHEAST LINE OF SAID FIFTH ADDITION TO THORNEWOOD SUBDIVISION, THE SOUTHEAST LINE OF THORNEWOOD SUBDIVISION PHASE 1, RECORDED IN DOCUMENT NO. 2003R52381 IN SAID RECORDER'S OFFICE, AND THE SOUTHEAST LINE OF THORNEWOOD SUBDIVISION PHASE 3, RECORDED IN DOCUMENT NO. 2005R16415 IN SAID RECORDER'S OFFICE, TO THE CENTERLINE OF THE SANGAMON RIVER; THENCE SOUTH 38 DEGREES 15 MINUTES 07 SECONDS EAST 145.80 FEET ALONG SAID CENTERLINE; THENCE SOUTH 53 DEGREES 06 MINUTES 58 SECONDS EAST 116.82 FEET ALONG SAID CENTERLINE; THENCE SOUTH 61 DEGREES 43 MINUTES 33 SECONDS EAST 189.18 FEET ALONG SAID CENTERLINE; THENCE SOUTH 47 DEGREES 00 MINUTES 35 SECONDS EAST 144.78 FEET ALONG SAID CENTERLINE; THENCE SOUTH 01 DEGREE 21 MINUTES 18 SECONDS WEST 129.73 FEET ALONG SAID CENTERLINE; THENCE SOUTH 11 DEGREES 56 MINUTES 47 SECONDS WEST 102.26 FEET ALONG SAID CENTERLINE; THENCE SOUTH 04 DEGREES 21 MINUTES 17 SECONDS WEST 99.10 FEET ALONG SAID CENTERLINE; THENCE SOUTH 00 DEGREES 54 MINUTES 56 SECONDS WEST 322.05 FEET ALONG SAID CENTERLINE TO THE NORTH LINE OF THE SOUTH 4 ACRES OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11; THENCE SOUTH 89 DEGREES 50 MINUTES 52 SECONDS WEST 336.15 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11; THENCE SOUTH 00 DEGREES 02 MINUTES 42 SECONDS EAST 780.01 FEET ALONG SAID EAST LINE TO THE CENTERLINE OF THE SANGAMON RIVER; THENCE SOUTH 70 DEGREES 32 MINUTES 05 SECONDS WEST 112.80 FEET ALONG SAID CENTERLINE; THENCE SOUTH 58 DEGREES 38 MINUTES 08 SECONDS WEST 185.64 FEET ALONG SAID CENTERLINE; THENCE SOUTH 51 DEGREES 11 MINUTES 09 SECONDS WEST 293.48 FEET ALONG SAID CENTERLINE; THENCE SOUTH 46 DEGREES 43 MINUTES 38 SECONDS WEST 522.67 FEET ALONG SAID CENTERLINE TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11; THENCE SOUTH 89 DEGREES 37 MINUTES 08 SECONDS WEST 433.13 FEET ALONG SAID SOUTH LINE TO THE EAST LINE OF BRIAR CLIFF FIRST SUBDIVISION, RECORDED IN PLAT BOOK "O", PAGE 37 IN SAID RECORDER'S OFFICE ALSO BEING THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 11; THENCE NORTH 00 DEGREES 10 MINUTES 35 SECONDS WEST 649.22 FEET ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF SAID BRIAR CLIFF FIRST SUBDIVISION, ALSO BEING THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER OF SAID SECTION 11; THENCE SOUTH 89 DEGREES 49 MINUTES 25 SECONDS WEST 813.97 FEET ALONG THE SOUTH LINE OF SAID NORTH HALF TO THE SOUTHEAST CORNER OF LOT 621 IN THORNEWOOD LSRD SUBDIVISION PHASE 1, RECORDED IN DOCUMENT NO. 2021R29230, IN THE OFFICE OF THE RECORDER OF CHAMPAIGN COUNTY, ILLINOIS; THENCE NORTH 00 DEGREES 10 MINUTES 35 SECONDS WEST 261.28 FEET ALONG THE EAST LINE OF SAID THORNEWOOD LSRD SUBDIVISION PHASE 1; THENCE SOUTH 89 DEGREES 49 MINUTES 25 SECONDS WEST 13.74 FEET ALONG SAID EAST LINE; THENCE NORTH 00 DEGREES 06 MINUTES 28 SECONDS WEST 152.01 FEET ALONG SAID EAST LINE; THENCE SOUTH 89 DEGREES 49 MINUTES 25 SECONDS WEST 126.44 FEET ALONG SAID EAST LINE; THENCE NORTH 00 DEGREES 10 MINUTES 35 SECONDS WEST 150.00 FEET ALONG SAID EAST LINE; THENCE NORTH 22 DEGREES 33 MINUTES 48 SECONDS EAST 84.19 FEET ALONG SAID EAST LINE; THENCE NORTH 00 DEGREES 06 MINUTES 28 SECONDS WEST 60.17 FEET ALONG SAID EAST LINE TO THE SOUTH LINE 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 NORTH 89 DEGREES 53 MINUTES 32 SECONDS EAST 268.68 FEET ALONG SAID SOUTH LINE; THENCE NORTH 89 DEGREES 56 MINUTES 45 SECONDS EAST 41.88 FEET ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF SAID FIFTH ADDITION TO THORNEWOOD - PHASE 2; THENCE NORTH 04 DEGREES 40 MINUTES 16 SECONDS WEST 487.78 FEET ALONG THE EAST LINE OF SAID FIFTH ADDITION TO THORNEWOOD SUBDIVISION - PHASE 2 TO THE SOUTHWEST CORNER OF LOT 545 IN SAID FIFTH ADDITION TO THORNEWOOD SUBDIVISION; THENCE SOUTH 73 DEGREES 36 MINUTES 14 SECONDS EAST 180.80 FEET ALONG THE SOUTH LINE OF SAID LOT 545 TO THE POINT OF BEGINNING, CONTAINING 67.721 ACRES, MORE OR LESS.

THIS PROPERTY HAS BEEN SUBDIVIDED INTO 39 LOTS, NUMBERED 701 THROUGH 734 AND 708A THROUGH 712A, INCLUSIVE, 3 OUTLOTS NUMBERED 740 THROUGH 742, INCLUSIVE, STREETS AND EASEMENTS AS SHOWN. SAID SUBDIVISION IS TO BE KNOWN AS "THORNEWOOD LSRD SUBDIVISION PHASE 2", VILLAGE OF MAHOMET, CHAMPAIGN COUNTY, ILLINOIS.

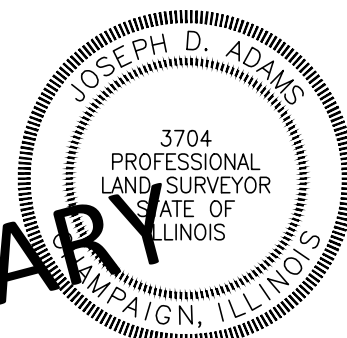
THORNEWOOD LSRD SUBDIVISION PHASE 2 LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND ZONE "A" (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NUMBER 17019C0259D FOR CHAMPAIGN COUNTY, ILLINOIS, WITH AN EFFECTIVE DATE OF OCTOBER 2, 2013. OUTLOT 742 FALLS ENTIRELY WITHIN ZONE "A". LOTS 708A THROUGH 712A, INCLUSIVE, AND OUTLOT 741 FALL PARTIALLY WITHIN ZONE "A". ALL REMAINING LOTS FALL ENTIRELY WITHIN ZONE "X".

THIS PROPERTY IS SITUATED WITHIN 500 FEET OF A WATERCOURSE (SANGAMON RIVER) SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.

WITNESS MY HAND AND SEAL THIS XX DAY OF XXXXXX, 20XX.

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

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



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

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

## NOTES:

- THORNEWOOD LSRD SUBDIVISION PHASE 2 IS LOCATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF MAHOMET, CHAMPAIGN COUNTY, ILLINOIS.
- BEARINGS AND COORDINATES SHOWN ON THE FACE OF THIS PLAT ARE REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (1201), NAD 83, 2011 ADJUSTMENT.
- BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CURRENT APPLICABLE VILLAGE OF MAHOMET ZONING ORDINANCE REQUIREMENTS AND DEVELOPMENT AGREEMENT.
- 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. DIMENSIONS ALONG CURVES ARE CHORD DISTANCES UNLESS NOTED OTHERWISE.
- THAT PORTION OF THE UNDERGROUND ELECTRIC EASEMENT IN FAVOR OF ILLINOIS POWER COMPANY PER DOC. NO. 2003R45546 THAT LIES BETWEEN THE WEST LINE OF LOT 701 AND ITS TERMINUS WITHIN OUTLOT 741 IS HEREBY VACATED BY THE PLAT OF THORNEWOOD LSRD SUBDIVISION PHASE 2.
- FIELD WORK FOR THIS SURVEY WAS COMPLETED ON XXXXXX XX, 20XX.
- OUTLOTS 740 AND 741 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. OUTLOT 740 AND PORTIONS OF OUTLOTS 741 AND 742 ARE EASEMENTS FOR AN ELECTRIC TRANSMISSION LINE PER CONDEMNATION CAUSE 19085 AND CONSOLIDATED CAUSE 19096 IN THE CIRCUIT COURT OF CHAMPAIGN COUNTY PER JUDGEMENT ORDER ON AUGUST 10, 1950 AND FILED IN THE CIRCUIT COURT AUGUST 24, 1950.
- OUTLOT 742 IS TO BE USED AS A DRAINAGE & FLOOD ROUTE EASEMENT IN ITS ENTIRETY.
- EASEMENTS SHOWN AS DRAINAGE EASEMENTS WITH RESTRICTIONS ON LOTS 709, 709A, 710, 710A, 725, 726, 727, 728, 729, 730, 733, AND 734 ARE PROHIBITED FROM HAVING ANY FENCING OR ACCESSORY STRUCTURES AND MUST REMAIN IN GRASS COVER ONLY AND TO ELEVATIONS OF THE ORIGINAL GRADING PLANS.

## DRAINAGE STATEMENT

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

DATE: \_\_\_\_\_  
NEIL FINLEN, PE # 062-039367

OWNER/DEVELOPER: MAHOMET LAND COMPANY

## FINAL PLAT APPROVAL

THE FINAL PLAT ENTITLED "THORNEWOOD LSRD SUBDIVISION PHASE 2" HAS RECEIVED A RECOMMENDATION FOR APPROVAL BY THE PLAN AND ZONING COMMISSION OF THE VILLAGE OF MAHOMET, ILLINOIS.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

CHAIRPERSON \_\_\_\_\_

THE FINAL PLAT ENTITLED "THORNEWOOD LSRD SUBDIVISION PHASE 2" 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) \_\_\_\_\_

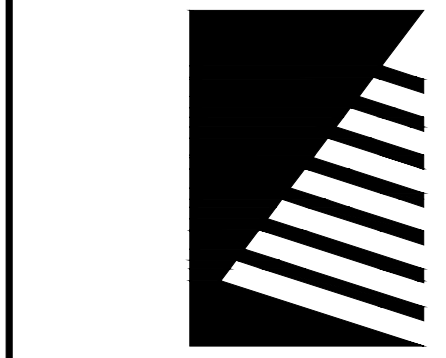
VILLAGE CLERK (SEAL) (DATE) \_\_\_\_\_

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

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

LOT NUMBER	AREA (SQ FT)	WIDTH AT FRONT SETBACK (FT)	BUILDING SETBACKS		
			FRONT (FT)	SIDE (FT)	REAR (FT)
701	13,083	65.0	25	7	60
702	13,083	65.0	25	7	60
703	13,083	65.0	25	7	60
704	13,083	65.0	25	7	60
705	13,083	65.0	25	7	60
706	13,083	65.0	25	7	60
707	19,072	68.7	25	7	60
708	19,654	72.2	25	7	60 SOUTH 25 SOUTHEAST
708A	7,660				
709	21,448	72.4	25	7 SOUTHWEST 15 NORTHEAST	25
709A	27,144				
710	28,439	71.7	25	7 NORTH 15 SOUTHWEST	25
710A	30,772				
711	34,411	97.5	25	10	25
711A	14,721				
712	47,359	100.0	25	10	25
712A	9,663				
713	25,847	99.0	25	10	25
714	17,279	97.0	25	10	25
715	13,003	110.4	25	10	25
716	12,049	80.0	25	7	25
717	15,066	73.9	25	7	25
718	16,407	81.0	25	10	25
719	12,019	80.0	25	7	25
720	12,000	80.0	25	7	25
721	12,088	79.8	25	7	25
722	21,857	124.7	25	10	25
723	13,721	86.9	25	10	25
724	13,972	75.0	25	7	25
725	17,998	111.7	25	10	25
726	116,267	181.7	25	10	NONE
727	10,413	70.0	25	7	25
728	10,850	70.0	25	7	25
729	13,950	65.0 SOUTH 130.0 WEST	25	10 NORTH 7 EAST	25
730	15,333	80.2	25	10	25
731	26,040	119.4	25	10	25
732	31,166	127.9	25	10	25
733	21,073	77.1	25	7	25
734	14,242	68.8 SOUTH 127.0 EAST	25	15 NORTH 7 WEST	25
OUTLOT 740	26,872				
OUTLOT 741	58,501				
OUTLOT 742	2,063,054				



**Farnsworth**  
GROUP

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Engineers | Architects | Surveyors | Scientists

ISSUE:  
# DATE: DESCRIPTION:

PRELIMINARY

PROJECT:  
MAHOMET LAND COMPANY

**THORNEWOOD LSRD  
SUBDIVISION PHASE 2**

VILLAGE OF MAHOMET  
CHAMPAIGN COUNTY, ILLINOIS

DATE: 8-29-24

DESIGNED: JDA

DRAWN: DJM/PDM

REVIEWED: PEB

FIELD BOOK NO.: CHA 191/01

SHEET NUMBER:

**FINAL PLAT**

SHEET NUMBER:

**4**

of 4

PROJECT NO.: 0211884.00

**A RESOLUTION FOR THE PLAN AND ZONING COMMISSION**

**CONCERNING THE FINAL PLAT FOR  
THORNEWOOD LSRD SUBDIVISION PHASE 2  
VILLAGE OF MAHOMET, CHAMPAIGN COUNTY, ILLINOIS**

- WHEREAS,** the Board of Trustees of the Village of Mahomet, pursuant to the authority conferred by the Statutes of the State of Illinois, has established certain standards and procedures for review and approval of subdivisions within the Corporate Limits of the Village of Mahomet, Illinois and within one and one-half miles thereof; and,
- WHEREAS,** the Board of Trustees approved a Large Scale Residential Development designation, related development agreement and preliminary plat for **Thornewood LRSD Subdivision** on February 23, 2021; and,
- WHEREAS,** the Board of Trustees approved construction plans for **Thornewood LRSD Subdivision Phase 2** on September 27, 2022; and,
- WHEREAS,** the developer of the proposed **Thornewood LRSD Subdivision Phase 2** 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 LRSD Subdivision Phase 2** 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 LRSD Subdivision Phase 2** 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 1<sup>st</sup> day of October, 2024 by the Plan and Zoning Commission of the Village of Mahomet, that:

- A. The Plan and Zoning Commission does hereby recommend **APPROVAL / DENIAL** of the Final Plat for the **Thornewood LRSD Subdivision Phase 2** 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