



**Plan and Zoning Commission
6:00 p.m. Monday, July 10, 2023
Village of Mahomet - Administrative Office**

AGENDA

1. CALL TO ORDER

2. ROLL CALL

- 3. PUBLIC COMMENT:** The Commission welcomes your input. Interested citizens are invited to provide comments either in person at the public hearing or by prior written statement. Public comments may be submitted in hard copy by placing them in the drop box outside of the Administrative Office (503 E. Main Street, Mahomet) before 2:00 pm on July 10, 2023 or by email submission to Abby Heckman, aheckman@mahomet-il.gov no later than 4:00 pm on July 10, 2023 to ensure placement of such comments in the official record of the meeting. PUBLIC COMMENT NOT PERMITTED VIA VIDEO OR AUDIO.

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

MAP2023-02: THE KNOLLS AT VISION SOUTH SUBDIVISION (FINAL PLAT)

A RESOLUTION CONCERNING A FINAL PLAT FOR THE KNOLLS AT VISION SOUTH SUBDIVISION ON 12.3± ACRES OF LAND LOCATED ON THE SOUTH FRONTAGE OF OAK STREET (US 150) AT THE SOUTHWEST CORNER OF OAK STREET AND PRAIRIEVIEW ROAD INTERSECTION

5. COMMISSIONER / STAFF COMMENTS:

NEXT PZC MEETING – TUESDAY AUGUST 8, 2023

6. ADJOURN



Village of Mahomet

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

REPORT TO PLAN AND ZONING COMMISSION Meeting July 10, 2023

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

PROJECT: **MAP 2023-02: The Knolls at Vision South Subdivision (Final Plat)**

PETITIONER: Visionary Hospitality Services, Inc.

ENGINEER: Farnsworth Group, Inc.

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

INTRODUCTION: The Plan and Zoning Commission is asked to consider all the documents concerning the Final Plat for The Knolls at Vision South Subdivision. The subdivision contains three (3) buildable commercial lots and two (2) 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 south frontage of Oak Street (US 150) at the southwest corner of Oak Street and Prairieview Road intersection. The final plat includes 12.307± acres.

CONFORMANCE TO ZONING ORDINANCE / DEVELOPMENT AGREEMENT: The proposed lots comply with applicable requirements of the Village of Mahomet Zoning Ordinance and the approved Development Agreement (Recorded Document - 2022R21977).

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

1. Waiver of Preliminary Plat to allow simultaneous submission of Final Plat and Construction Plans.
2. Waiver of the cul-de-sac length to allow a cul-de-sac that exceeds 800 feet in length by approximately 100 feet.
3. Waiver of the dedication of full cul-de-sac right of way width and allow a partial dedication by easement to facilitate future roadway extension and reversion of land for private development.

The related Construction Plans (a BOT only consideration) will be presented to the BOT this month along with this final plat. The construction and use of a temporary cul-de-sac for Patton Drive will be provided. A portion of the cul-de-sac right-of-way is expected to be vacated with future western extension of Patton Drive. The waiver to allow the filing of a final plat and construction plans prior to the submission of a preliminary plat is supported by Village staff as the location of Patton Drive has already been determined based on access control by IDOT along Prairieview Road and the existing location of Patton Drive to the west. The developer is preparing to present an area general plan and/or preliminary plats for their remaining land holdings. Presentation of the

preliminary plat is expected prior to (or concurrently with) presentation of any future final plats and construction plans.

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 the construction of Patton Drive on the south side of each commercial lot and an intersection of Patton Drive with Prairieview Road. All of the proposed lots will have public right-of-way frontage. Sidewalks will be constructed along Oak Street, Prairieview Road, and Patton Drive frontages. An atypical cul-de-sac has been cooperatively designed by Village staff and the developer's engineer to assure serviceability and truck turnarounds. This design and the related right of way and pavement easement is supported by staff and will be on the construction plans submitted to the BOT.

STORMWATER MANAGEMENT: Construction Plans for this plat will be presented to the BOT this month. The detention basin that serves this phase will be located on Outlot 2. The detention basin is expected to be temporarily located on outlot 2 until future phases are developed which expects the outlot to be replatted and detention facilities moved to/provided in another location. The result is commercial lots can directly connect to public storm sewers in lieu of onsite detention.

POLICE AND FIRE PROTECTION: The Village of Mahomet Police Department currently provides police protection to this site and is approximately 2.5 miles from the police station. This property is within the Cornbelt Fire Protection District and is approximately 2.5 miles from the Main Street fire station.

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

SUBSIDIARY DOCUMENTS: The Owner's Certificate and other legal documents were submitted to the Village for review. Village staff reviewed the materials and 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 ensure 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. The submitted owner's certificate and covenants substantially conforms to Village requirements and any plat approval is contingent upon satisfaction of such document to the Village Attorney.

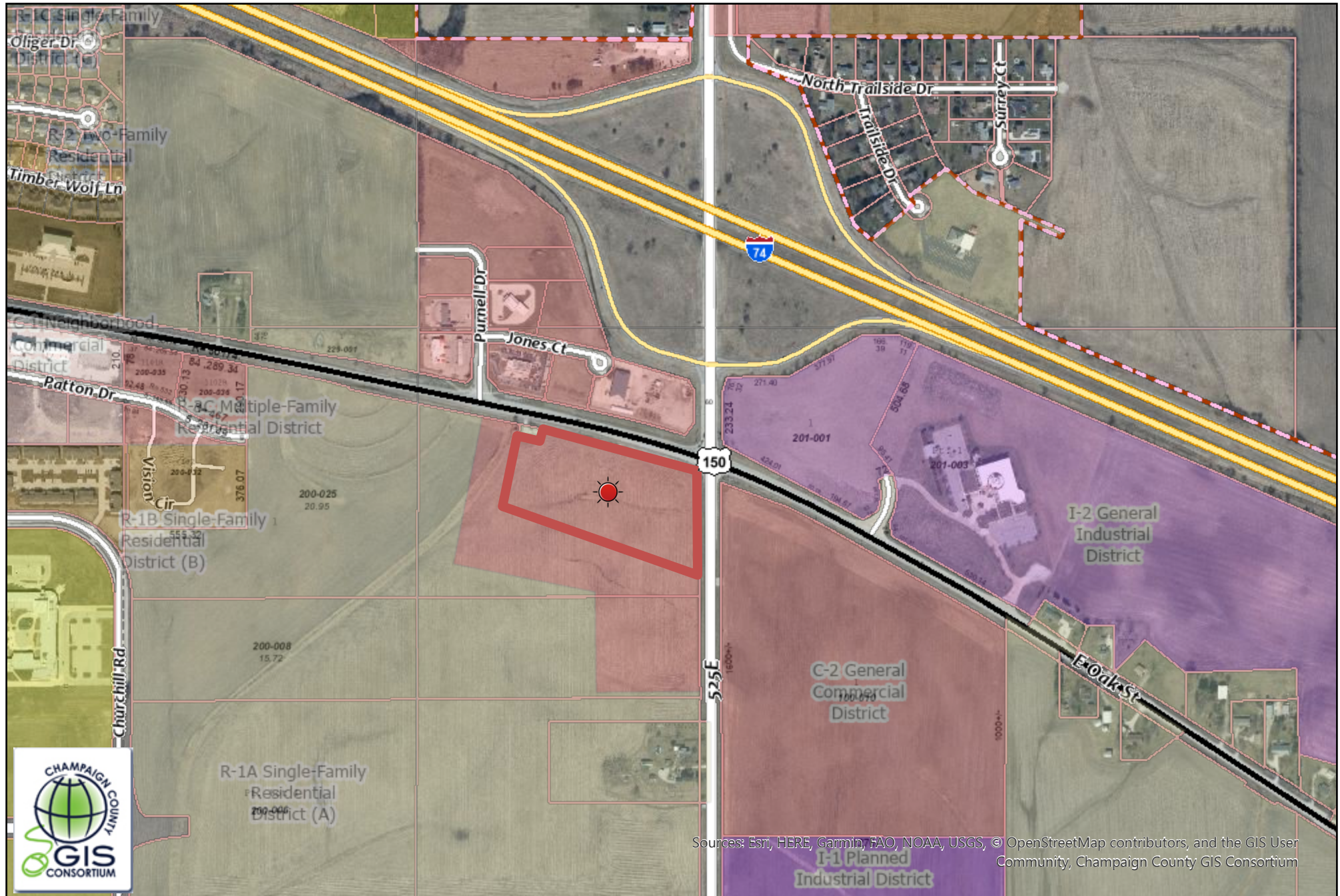
VILLAGE STAFF RECOMMENDATION: Staff supports a recommendation by the Plan and Zoning Commission for approval of the Final Plat and requested waivers subject to the standard conditions.

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

ATTACHMENTS:

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

MAP2023-02: The Knolls at Vision South Subdivision (Final Plat)



0.1
mi

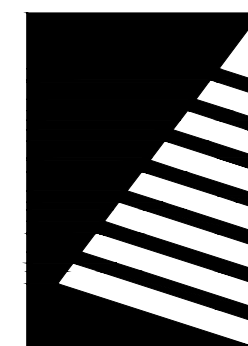
This map was prepared with geographic information system (GIS) data created by the Champaign County GIS Consortium (CCGISC), or other CCGISC member agency. These entities do not warrant or guarantee the accuracy or suitability of GIS data for any purpose. The GIS data within this map is intended to be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

Date: Monday, June 26, 2023



THE KNOLLS AT VISION SOUTH SUBDIVISION

PART OF THE NW 1/4 SECTION 24 TOWNSHIP 20 NORTH, RANGE 7 EAST OF THE 3RD PRINCIPAL MERIDIAN
VILLAGE OF MAHOMET, CHAMPAIGN COUNTY, ILLINOIS



Farnsworth
GROUP

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

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

ISSUE:
DATE: DESCRIPTION:

PROJECT:
THE KNOLLS AT VISION
SOUTH SUBDIVISION

MAHOMET, ILLINOIS

Date: 6-28-23

Design/Drawn: DJM

Reviewed: PEB

Field Book No.: 2657-07

Project No.: 0230157.00

SHEET TITLE:

FINAL PLAT

SHEET NUMBER:

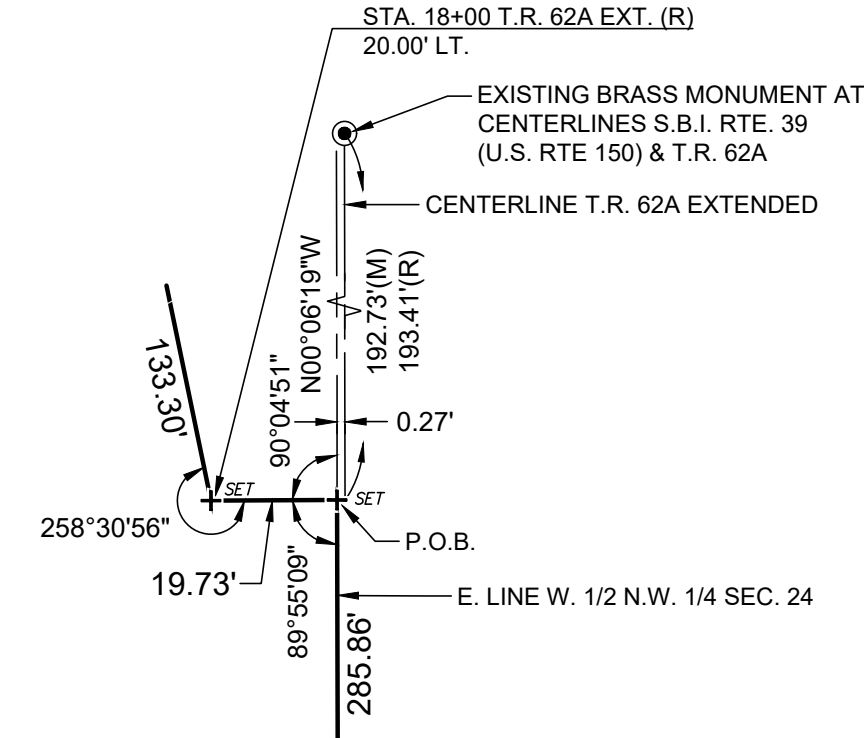
1
of 2

File No.: 24-9365



SCALE: 1"=60'
U.S. SURVEY FEET

- LEGEND**
- EXISTING IRON ROD
 - SET 5/8" DIAMETER 30" IRON ROD W/ CAP IPLS 3715
 - CONCRETE MONUMENT
 - CROSS CUT IN CONCRETE
 - RADIUS
 - ARC LENGTH
 - CHORD LENGTH
 - ANGLE MEASURED TO CHORD
 - NON-RADIAL
 - POINT OF CURVATURE
 - POINT OF TANGENCY
 - POINT OF BEGINNING
 - POINT OF REVERSE CURVATURE
 - METERS
 - VEHICLE ACCESS CONTROL
 - UTILITY EASEMENT LIMITS LINE WHICH EXTENDS 15' FROM LOT LINE UNLESS NOTED OTHERWISE
 - 25' BUILDING SETBACK LINE
 - MEASURED DISTANCE
 - RECORD DIMENSION



CURVE TABLE				
CURVE	CHORD	LENGTH	RADIUS	DELTA
C1	138.23'	138.23	50158.43'	0°09'28"
C2	195.48'	195.52	3002.50'	3°43'52"
C3	331.00'	331.18	2932.50'	6°28'14"
C4	326.62'	328.97	794.50'	23°43'25"
C5	293.23'	295.27	724.50'	23°21'03"
C6	249.03'	249.10	3002.50'	4°45'13"
C7	189.23'	189.26	3002.50'	3°36'42"
C8	76.19'	76.19	3002.50'	1°27'14"
C9	292.81'	292.93	2932.50'	5°43'24"

I:\dmlantz\18_0223\0230157.00 - Mahomet\Huffman\Survey\07_Drawings\SV_The Knolls At Vision South Final Plat.dwg 6/27/2023 2:13 PM I

THE KNOLLS AT VISION SOUTH SUBDIVISION

PART OF THE NW 1/4 SECTION 24 TOWNSHIP 20 NORTH, RANGE 7 EAST OF THE 3RD PRINCIPAL MERIDIAN
VILLAGE OF MAHOMET, CHAMPAIGN COUNTY, ILLINOIS

SURVEYORS DECLARATION

I, Brent Bazan, Illinois Professional Land Surveyor Number 3715, do hereby state that at the request of the owner, Visionary Hospitality Services, Inc., 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:

A part of the Northwest Quarter of Section 24, Township 20 North, Range 7 East of the Third Principal Meridian, Champaign County, Illinois, more particularly described as follows: Beginning at a point on the East Line of the West Half of the Northwest Quarter of said section 24 lying 192.73 feet south of an existing brass monument at the intersection of the centerlines of SBI Route 39 (U.S. Route 150 and Township Road 62A as shown on the Right-of-Way Plat for F.A. Route 719 (U.S. Route 150), Section 12-1, said point also lying 978.55 feet north of an existing iron rod which marks the northeast corner of a tract of land conveyed by deed recorded as Document No. 77R5709. From said Point of Beginning, thence west 19.73 feet along a line which forms an angle of 90°-04'-51" as measured from north to west with said East Line to a point which lies 20.00 feet left of Station 18+00 on said centerline; thence northwest 133.30 feet along the Southwesterly Right-of-Way Line of F.A. Route 719 (U.S. Route 150), Section 12-1 as said Right-of-Way is shown on the Right-of-Way Plat for said Route which forms an angle to the right of 258°-30'-56" with the last described course to a point which lies 46.54 feet left of Station 19+30.63 on said centerline; thence northwest 55.57 feet along said Southwesterly Line which forms an angle to the right of 126°-13'-40" with the last described course to a point which lies 97.01 feet left of Station 19+53.89 on said centerline; thence northwest 442.12 feet along said Southwesterly Line which forms an angle to the right of 171°-22'-38" with the last described course to the easterly corner of a tract of land conveyed to the Illinois Department of Transportation described as Tract 2 in Warranty Deed Document No. 99R10978 lying at Station 8+790.540 20.000 meters (65.62 feet) Right on said centerline; thence northwest 100.48 feet along the Southwesterly Line of said Tract 2 which forms an angle to the right of 176°-43'-36" with the last described course to a Point of Curvature at Station 8+759.914 20.000 meters (65.62 feet) Right on said centerline; thence northwesterly 138.23 feet along the arc of a curve concave to the southwest with a radius of 50,158.43 feet and the 138.23 foot chord of said arc forms an angle to the right of 179°-55'-16" with the last described course to the East Line of a tract of land conveyed to the Village of Mahomet by Deed recorded as Document No. 97R13684 at Station 8+717.727 20.000 meters (65.62 feet) Right on said centerline; thence southerly 39.26 feet along the East Line of said Tract of Land which forms an angle to the right of 90°-05'-34" with the last described chord to the southeasterly corner of said tract of land; thence northwesterly 100.00 feet along the Southerly Line of said tract of land which forms an angle to the right of 270°-00'-00" with the last described course to the southwesterly corner of said tract of land; thence southerly 233.63 feet along a line which forms an angle to the right of 92°-41'-48" with the last described course; thence northwesterly 76.19 feet along the arc of a curve concave to the southwest with a radius of 3,002.50 feet and the 76.19 foot chord of said arc forms an angle to the right of 269°-16'-23" with the last described course; thence southwesterly 170.22 feet along a line which forms an angle to the right of 108°-50'-50" with the last described chord; thence southwesterly 454.25 feet along a line which forms an angle to the right of 165°-26'-21" with the last described course; thence northeasterly 489.63 feet along a line which forms an angle to the right of 60°-05'-53" with the last described course; thence northeasterly 324.49 feet along a line which forms an angle to the right of 120°-34'-20" with the last described course; thence southeasterly 331.18 feet along the arc of a curve concave to the southwest with a radius of 2,932.50 feet and the 331.00 foot chord of said arc forms an angle to the right of 274°-37'-52" with the last described course to a Point of Reverse Curvature; thence easterly 328.97 feet along the arc of a curve concave to the north with a radius of 794.50 feet and the 326.62 foot chord of said arc forms an angle to the right of 171°-22'-25" with the last described chord; thence east 50.00 feet along a line which forms an angle to the right of 164°-17'-19" with the last described chord to said East Line of the West Half of the Northwest Quarter; thence north 285.86 feet along said East Line which forms an angle to the right of 90°-00'-00" with the last described course to the Point of Beginning.

Part of PIN 15-13-24-100-011

This property contains 12.307 acres, more or less, and has been subdivided into 3 lots numbered 101 through 103, inclusive, 2 Outlots numbered 1 and 2, the streets and easements as shown. This subdivision is to be known as the "The Knolls at Vision South Subdivision" in the Village of Mahomet, Champaign County, Illinois.

This subdivision lies within Zone X (Area of Minimal Flood Hazard) according to the Federal Emergency Management Agency's Flood Insurance Rate Map for the Village of Mahomet, Champaign County, Illinois, Map No. 17019C0290D, Community No. 170029, effective October 2, 2013.

Witness my hand and seal this 28th day of June, 2023.

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

By:

Brent A. Bazan
Professional Land Surveyor No. 3715



DATE: 6-28-23
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:

- Dimensions are in feet and decimal parts thereof. Distances shown along curved lot lines are chord distances. Lot lines extending from curved street lines are radial unless noted otherwise.
- Outlot 1 is subject to a utility easement covering all of said Outlot. Outlot 2 is subject to a temporary detention area and drainage easement in its entirety.
- The Knolls at Vision South Subdivision is located within the corporate limits of the Village of Mahomet, Champaign County, Illinois and to the best of our knowledge, this property lies within the Mahomet-Seymour Community Unit School District No. 3.
- This property is not situated within 500 feet of a watercourse serving a tributary area of 640 acres or more.
- The field work for this survey was completed on March 1, 2023.
- Coordinates shown on this plat are referenced to the Illinois State Plane Coordinate System, East Zone (1201), NAD 1983, Current Adjustment.

Owner/Developer:

Visionary Hospitality Services, Inc.
P.O. Box 985
Mahomet, IL 61853
217-586-6884

Presented for Recording by and return to:

Berns, Clancy & Associates
405 E. Main Street
Urbana, IL 61802

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 THE 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 KNOLLS AT VISION SOUTH SUBDIVISION".

Craig M. Earl
REGISTERED PROFESSIONAL ENGINEER NO. 054466
OWNER: _____



FINAL PLAT APPROVAL:

THE FINAL PLAT ENTITLED "THE KNOLLS AT VISION SOUTH SUBDIVISION" HAS RECEIVED A RECOMMENDATION FOR (APPROVAL) (DISAPPROVAL) BY THE PLAN AND ZONING COMMISSION OF THE VILLAGE OF MAHOMET, ILLINOIS.

THIS ____ DAY OF _____, 2023.

CHAIRPERSON _____

THE FINAL PLAT ENTITLED "THE KNOLLS AT VISION SOUTH 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. OTHERWISE, THIS PLAT SHALL BECOME VOID.

PRESIDENT, BOARD OF TRUSTEES (DATE) _____

VILLAGE CLERK (DATE) _____
(SEAL)



Farnsworth
GROUP

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

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

ISSUE:

DATE: DESCRIPTION:

PROJECT:

THE KNOLLS AT VISION
SOUTH SUBDIVISION

MAHOMET, ILLINOIS

Date: 6-28-23

Design/Drawn: DJM

Reviewed: PEB

Field Book No.: 2657-07

Project No.: 0230157.00

SHEET NUMBER:

FINAL PLAT

SHEET NUMBER:

2

of 2

File No.:

24-9365

N.W. 1/4 SEC. 24, T.20N., R.7E. 3P.M.

A RESOLUTION FOR THE PLAN AND ZONING COMMISSION

**CONCERNING THE FINAL PLAT FOR
THE KNOLLS AT VISION SOUTH SUBDIVISION
VILLAGE OF MAHOMET, CHAMPAIGN COUNTY, ILLINOIS**

- WHEREAS,** the Board of Trustees of the Village of Mahomet, pursuant to the authority conferred by the Statutes of the State of Illinois, has established certain standards and procedures for review and approval of subdivisions within the Corporate Limits of the Village of Mahomet, Illinois and within one and one-half miles thereof; and,
- WHEREAS,** the Board of Trustees approved a development agreement with the developer over the subject property on November 22, 2022; and,
- WHEREAS,** the developer of the proposed **The Knolls at Vision South Subdivision** submitted certain documents, including a Final Plat, for review and approval by the Village of Mahomet; and,
- WHEREAS,** the following waivers from the requirements of the Subdivision Ordinance have been requested by the developer relative to this subdivision:
1. Waiver of Preliminary Plat to allow simultaneous submission of Final Plat and Construction Plans.
 2. Waiver of the maximum cul-de-sac length to allow a cul-de-sac that exceeds 800 feet in length by approximately 100 feet.
 3. Waiver of the dedication of full cul-de-sac right of way width and allow a partial dedication by easement to facilitate future roadway extension and reversion of land for private development.
- WHEREAS,** Village staff, Village Engineer and Village Attorney reviewed the Final Plat and supporting technical documents for **The Knolls at Vision South Subdivision** and found that subject to minor modifications, the documents are satisfactory and in a form that complies with the Village of Mahomet Subdivision Ordinance requirements, and made recommendations concerning approval of said Final Plat; and,
- WHEREAS,** The Village Attorney reviewed the Owner's Certificate, County Clerk's Tax Certificate, and other legal documents for **The Knolls at Vision South Subdivision** and found that subject to minor modifications, they comply with the Subdivision Ordinance requirements; and,
- WHEREAS,** the developer submitted all required documents per Ordinance; and,
- WHEREAS,** the Plan and Zoning Commission met and reviewed the Final Plat, and the various subsidiary documents submitted, and found that it is, with minor modifications, generally satisfactory and in the prescribed form.

BE IT THEREFORE RESOLVED this 10th day of July, 2023, by the Plan and Zoning Commission of the Village of Mahomet, that:

- A. The Plan and Zoning Commission does hereby recommend **APPROVAL / DENIAL** of the Final Plat for the **Prairieside LSRD Subdivision Phase 1** upon completion of modifications identified by the Village staff and does hereby authorize the Chairman to sign the said Final Plat upon completion of said modifications.
- B. The Plan and Zoning Commission does hereby recommend the following action concerning the requested waiver:
 - 1. **GRANT / DENY** Waiver of the requirement to submit a preliminary plat for approval prior to final plat approval.
 - 2. **GRANT / DENY** Waiver of the maximum cul-de-sac length to allow a cul-de-sac that exceeds 800 feet in length.
 - 3. **GRANT / DENY** Waiver of the dedication of full cul-de-sac right of way width and allow a partial dedication by easement to facilitate future roadway extension and reversion of land for private development.
- C. The approval of the Final Plat recommended above is further subject to the following conditions:
 - 1. Submission of all supporting documentation in proper form
 - 2. The approval of the Final Plat recommended above is further subject to the review and approval of the Final Plat and supporting documents as applicable by other relevant agencies and utility service providers.
 - 3. In the event that the modifications to the Final Plat are not completed, the outside agency reviews are not completed, all supporting documents are not submitted in final form, or the conditions set forth above are not met within sixty (60) days from the date of approval by the Board of Trustees, the approvals recommended herein shall be null and void.

Chair, Plan and Zoning Commission
Village of Mahomet