



**Plan and Zoning Commission
7:00 p.m. Tuesday, December 1, 2020
Village of Mahomet - Administrative Office
Virtual Meeting Via Zoom or Skype for Business**

Join Zoom Meeting

<https://us02web.zoom.us/j/2175864456?pwd=THgwSFQ1VnhHZGxwc085SGFwTTNxQT09>

Meeting ID: 217 586 4456

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AGENDA

1. CALL TO ORDER

2. ROLL CALL

- 3. PUBLIC COMMENT:** The Commission welcomes your input. Due to the current COVID-19 emergency and the Governor's executive orders, the meeting will have an online live participation option. We encourage all interested citizens that can, to participate online (login in information provided above). Interested citizens are invited to provide comments either at the public hearing (online preferred) 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 December 1, 2020. Other written comments may be submitted by emailing Abby Heckman, aheckman@mahomet-il.gov no later than the start of the meeting on December 1, 2020 to ensure placement of such comments in the official record of the meeting.

4. REVIEW/APPROVE MINUTES: None.

5. PUBLIC HEARINGS:

ZONING ORDINANCE TEXT AMENDMENT

A RESOLUTION CONCERNING A TEXT AMENDMENT TO ADD ADDITIONAL MULTIPLE-FAMILY RESIDENTIAL DISTRICTS, ADD AND AMEND RELATED REQUIREMENTS AND OTHER SECTIONS RELATED TO BUT NOT LIMITED TO DEFINITIONS, PERMITTED USES, CONDITIONAL USES, ACCESSORY USES, DENSITY CRITERIA, LOT SIZES, SETBACKS AND OTHER NON-SUBSTANTIVE CHANGES AND REORGANIZATION OF RELATED TEXT.

6. RESOLUTIONS and MOTIONS (TO BE ACTED UPON)

ZONING ORDINANCE TEXT AMENDMENT

A RESOLUTION CONCERNING A TEXT AMENDMENT TO ADD ADDITIONAL MULTIPLE-FAMILY RESIDENTIAL DISTRICTS, ADD AND AMEND RELATED REQUIREMENTS AND OTHER SECTIONS RELATED TO BUT NOT LIMITED TO DEFINITIONS, PERMITTED USES, CONDITIONAL USES, ACCESSORY USES, DENSITY CRITERIA, LOT SIZES, SETBACKS AND OTHER NON-SUBSTANTIVE CHANGES AND REORGANIZATION OF RELATED TEXT.

PRAIRIESIDE SUBDIVISION (FINAL PLAT)

A RESOLUTION CONCERNING A FINAL PLAT FOR PRAIRIESIDE SUBDIVISION ON 45.36± ACRES OF LAND LOCATED SOUTH OF ROBERTO DRIVE, SOUTH AND EAST OF THE CONWAY FARMS SUBDIVISION LAKE AND NORTH OF THE RAILROAD TRACKS.

7. COMMISSIONER / STAFF COMMENTS

PROPOSED 2021 PZC MEETING SCHEDULE (DISCUSSION ONLY)

NEXT PZC MEETING – JANUARY 5, 2021

8. ADJOURN



**Plan and Zoning Commission
Staff Report
Meeting December 1, 2020**

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

PROJECT: TEXT AMENDMENT – ZONING REGULATIONS – MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENT AND PARKING LOT STANDARDS

REQUESTED ACTION: **Public Hearing – Adjourned and Continued from the November PZC meeting
Recommendation to the Board of Trustees**

PUBLIC HEARING / PROCEDURAL ISSUES: The Zoning Ordinance requires the Plan and Zoning Commission (PZC) hold a public hearing upon request for a Zoning Ordinance text amendment. Public notice was published in the News-Gazette on October 25, 2020. A public hearing was held at the November 10, 2020 PZC meeting. The PZC adjourned and continued the public hearing to the December 1, 2020 PZC meeting. The PZC acts in an advisory role to the Board of Trustees regarding text amendments.

The PZC is asked to reopen the public hearing to gain feedback from the community on the proposed text amendment and then is asked to make a recommendation to the Village Board of Trustees regarding the proposed text amendment. No feedback was provided by the public at the November 10, 2020 meeting and no additional feedback has been received by Village staff at the time of posting of the meeting information packet.

OVERVIEW: Village staff has prepared a draft Zoning Ordinance text amendment to add additional multiple-family residential zoning districts, add and amend related multiple-family residential requirements and other sections related to but not limited to definitions, permitted uses, conditional uses, accessory uses, density criteria, lot sizes, setbacks and other non-substantive changes and reorganization of related text. Village staff is continuing to work through changes to the Zoning Ordinance that are in line with community desires.

SUMMARY OF PROPOSED ZONING ORDINANCE AMENDMENT DATED NOVEMBER 25, 2020:

- Staff believes the establishment of new/more multi-family residential districts will provide opportunities for various densities of dwelling units to enable more transitional opportunities between residential and commercial uses.
- Staff has proposed the addition of three (3) new multiple-family residential zoning districts: R-3A, R-3B and R-3G. The existing R-3 zoning district would convert to what is proposed as R-3C.
- Staff evaluated the permitted, conditional and accessory uses allowed for existing and proposed multiple-family residential districts. Each multiple-family residential zoning district is now proposed to include permitted and conditional uses (as usual) and accessory uses. Accessory uses are currently located in a separate section (152.046) from district permitted and conditional uses. Staff would like to have accessory uses included with each district to provide clarity and reduce the number of places someone needs to look in the ordinance to see the full picture of uses allowed in each district. This amendment would start to

move those accessory uses to the district regulations and staff plans to continue to update the Zoning Ordinance to make additional moves to accessory uses.

- Staff reviewed the existing Row House standards (152.048) and has proposed changes to the regulations to better accommodate row house development. The definition of row house (152.002) would change to eliminate the restriction which only allows up to three (3) attached row houses. Staff has noticed the regulations do not work well with development desires and are a hinderance to the establishment of row houses and quads.
- Staff is proposing minor wording changes to the existing multiple-family residential development standards (152.055) that were adopted in July 2020 to provide additional clarity to the regulations.
- Staff has made modifications to the existing Development Standards Chart (152.090) to add each new zoning district and to update and restructure the existing information in the chart.

STAFF RECOMMENDATION

Staff recommends approval of the proposed Zoning Ordinance text amendment. A draft resolution is attached for consideration by the PZC.

ATTACHMENTS: Draft Resolution

Draft ZO Text Amendment 11/25/2020 (with text changes and additions shown)

Draft 152.090 Requirements Chart 11/25/2020 – Large View (existing chart with strikeouts)

Draft 152.090 Requirements Chart 11/25/2020 – Large View (proposed chart - clean)

Draft Ordinance

RESOLUTION FOR PLAN AND ZONING COMMISSION

A Resolution to Amend Chapter 152 (Zoning Code) of Title XV (Land Usage) of the Village Code of Mahomet, 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 the use of land and zoning within the jurisdiction of the Village of Mahomet, Illinois; and,
- WHEREAS,** the community has grown and the need for updated zoning ordinance standards and regulations has become apparent to the Village; and
- WHEREAS,** the Village staff prepared a Text Amendment to amend the current Zoning Ordinance (Chapter 152 of Title XV) in order to reorganize, clarify, modernize and update said Ordinance; and
- WHEREAS,** A Public Hearing concerning the proposed Text Amendment was held by the Village Plan and Zoning Commission on November 10, 2020 and December 1, 2020 to solicit evidence and testimony from the public; and
- WHEREAS,** the Village Planner, Village Administrator, and Village Attorney provided the Village with technical and background information regarding the proposed Text Amendment; and
- WHEREAS,** the Plan and Zoning Commission met and reviewed the evidence and testimony submitted thus far and has considered all of the available factual evidence concerning the proposed Text Amendment.

BE IT THEREFORE RESOLVED this 1st day of December 2020 by the Plan and Zoning Commission of the Village of Mahomet, Illinois, that:

- A. The Plan and Zoning Commission **DOES / DOES NOT** hereby recommend that the Board of Trustees of the Village of Mahomet amend Chapter 152 (Zoning Code) of Title XV (Land Usage) of the Village Code of Mahomet, Illinois, as stated in the Zoning Ordinance Text Amendment – Multiple-Family Residential and accessory uses dated November 25, 2020.
- B. The Plan and Zoning Commission **DOES / DOES NOT** hereby further set forth the following findings of fact concerning the proposed Text Amendment:
1. The Text Amendment is consistent with the purpose of the zoning ordinance 152.001.A, "... to protect and to promote adequate light, pure air and safety from fire and other dangers; that the taxable value of land and buildings throughout the municipality and contiguous area may be conserved, that congestion in the public streets may be lessened or avoided, and that the public health, safety, comfort, morals and welfare may otherwise be promoted."
 2. The Text Amendment will also modernize, and update the Zoning Ordinance.
 3. The procedural requirements for amendments set forth in the current Ordinance have been met.

Chair, Plan and Zoning Commission
Village of Mahomet, Illinois

Zoning Ordinance Text Amendment – Multiple-Family Residential and accessory uses 11/25/2020

DRAFT

Change/remove the following text under §152.002 DEFINITIONS (add underlined text, remove stricken text):

§152.002 DEFINITIONS

BUILDING, ROW HOUSE. A building which contains a row of ~~three~~ single-family attached dwelling units, each unit being separated from the adjoining units in each story by a party wall or walls without openings, and each unit having independent access to the exterior of the building in the ground story and each unit being located on a separate lot.

Rename/Add the following in §152.005 DISTRICTS (add underlined text, remove stricken text):

§ 152.005 DISTRICTS.

(A) The districts into which the village and its one and one-half-mile planning area are divided by the Zoning Ordinance shall be designated as follows:

- (1) AG Agricultural District;
- (2) AC Conservation District;
- (3) R-1A Single-Family Residential District;
- (4) R-1B Single-Family Residential District;
- (5) R-1C Single-Family Residential District;
- (6) R-2 Two-Family Residential District;
- (7) R-3A Multiple-Family Residential District;
- (8) R-3B Multiple-Family Residential District;
- ~~(7)~~ (9) R-3C Multiple-Family Residential District;
- (10) R-3G Multiple-Family Residential District;
- ~~(8)~~ (11) C-1 Neighborhood Commercial District;
- ~~(9)~~ (12) C-2 General Commercial District;
- ~~(10)~~ (13) C-3 Planned Commercial District;
- ~~(11)~~ (14) C-4 Planned Mixed Use District
- ~~(12)~~ (15) I-1 Planned Industrial District;
- ~~(13)~~ (16) I-2 Industrial District; and
- ~~(14)~~ (17) FP Forest Preserve District.

(B) The boundaries of these districts are shown on the “Zoning District Official Map” dated November, 1971, Revised March, 1973, which accompanies and is made a part of this chapter. The original of this

map is properly attested and on file with the Village Clerk, and the map and all information shown thereon shall have the same force and effect as if fully set forth or described herein.

(C) The zoning district map shall be corrected and brought up to date on March 31 of each year.

(D) All land which may hereafter be incorporated into the zoning jurisdictional area of the village, whether through annexation or otherwise, shall, unless a valid pre-annexation agreement in effect at the time of annexation provides otherwise; or unless, after a public hearing, specific action by the Board of Trustees of the village provides otherwise, automatically be classified from its present or most recent classification under the County Zoning Ordinance, to a classification under the Village Zoning Ordinance (this chapter), as determined by the Village Administrator and which use of the land most generally conforms to the intent of the following table.

<i>Former Zoning District Champaign County</i>	<i>New Zoning District Village of Mahomet</i>
AG-1, Agricultural	AG Agriculture
AG-2, Agricultural	R-1A Single-Family Residential
CR, Conservation-Recreation	AC, Conservation
CR, Conservation-Recreation	F, Forest Preserve
R-1 Single Family Residence	R-1B Single-Family Residential
R-2 Single Family Residence	R-1C Single-Family Residential
R-3 Two-Family Residence	R-2 Two-Family Residential
R-4 Multiple Family Residence	R-3 <u>A</u> Multiple- Family Residential
B-2 Neighborhood Business	C-1 Neighborhood Business
B-3 Highway Business	C-2 General Commercial
B-4 General Business	C-2 General Commercial
B-5 Central Business	C-2 General Commercial
I-1 Light Industry	I-2 General Industrial
I-2 Heavy Industry	I-2 Industrial

Add the following new text as §152.026 R-3A MULTIPLE-FAMILY RESIDENTIAL DISTRICT (add underlined text):

§ 152.026 R-3A MULTIPLE-FAMILY RESIDENTIAL DISTRICT.

The purpose of the R-3A Multiple-Family Residential District is to provide for low density multiple-family dwellings along with related residential uses. The R-3A District may serve as transitional uses between commercial and less intensive residential uses.

A. Permissive uses:

- (1) Duplex;
- (2) Common lot line dwelling;
- (3) Multiple-family dwelling, meeting the standards set forth in §152.055;
- (4) Townhouse, meeting the standards set forth in §152.055;
- (5) Row house dwelling;
- (6) Public park or playground; and
- (7) Church.

B. Conditional uses:

- (1) Multiple-family dwelling, which does not meet standards set forth in §152.055;
- (2) Townhouse, which does not meet standards set forth in §152.055;
- (3) Public utility substations; and
- (4) Community Living Facility Dwelling, Category I;

C. Accessory uses, see §152.046 for additional regulations related to accessory uses:

- (1) A noncommercial greenhouse that does not exceed in floor area 25% of the ground floor area of the main building;
- (2) A private garage or carport with a floor area of no more than 300 square feet per dwelling unit with a floor area not to exceed 550 square feet. An additional floor area of 200 square feet may be provided for each 3,000 square feet of lot area by which the lot exceeds 6,000 square feet, provided that no garage shall exceed 2,000 square feet nor house more than ten automobiles;
- (3) Home occupation;
- (4) Stormwater detention basins or rain gardens;
- (5) Vegetable or flower garden;
- (6) Private driveways;

- (7) Shared use or common use club house, tennis court, swimming pool, garden house, gazebo, pergola, ornamental gate, flagpole, barbecue oven, playground, dog run, fireplace, storage shed and similar shared uses customarily accessory to multiple-family residential uses;
- (8) Any single accessory building shall not exceed a floor area of 2,000 square feet or have a ground floor square foot area of more than 75% of the GSF of the smallest main structure, whichever is less;
- (9) Any single accessory building shall not exceed a height of 20 feet or 75% of the shortest main structure, whichever is less;
- (10) Off-street parking spaces when in conformance with the provisions of this chapter; and
- (11) Shared or common use solid waste containers when located outside of an established front yard setback and when located not less than five (5) feet away from a side or rear lot line and when fenced from visibility from property lines and right-of-way lines. Individual use solid waste containers of less than 100 gallons are exempt from screening requirements.

Add the following new text under §152.027 R-3B MULTIPLE-FAMILY RESIDENTIAL DISTRICT (add underlined text):

§ 152.027 R-3B MULTIPLE-FAMILY RESIDENTIAL DISTRICT.

The purpose of the R-3B Multiple-Family Residential District is to provide for low density multiple-family dwellings along with related residential uses. The R-3B District may serve as transitional uses between commercial and less intensive residential uses.

A. Permissive uses:

- (1) Multiple-family dwelling, meeting the standards set forth in §152.055;
- (2) Townhouse, meeting the standards set forth in §152.055;
- (3) Row house dwelling;
- (4) Community Living Facility Dwelling, Category I;
- (5) Public park or playground; and
- (6) Church.

B. Conditional uses:

- (1) Multiple-family dwelling, which does not meet standards set forth in §152.055;
- (2) Townhouse, which does not meet standards set forth in §152.055;
- (3) Public building erected by any governmental agency;
- (4) Community Living Facility Dwelling, Category II;

- (5) Community Living Facility Dwelling, Category III;
- (6) Public utility substations
- (7) Large Scale Residential Development

C. Accessory uses, see §152.046 for additional regulations related to accessory uses:

- (1) A noncommercial greenhouse that does not exceed in floor area 25% of the ground floor area of the main building;
- (2) A private garage or carport with a floor area of no more than 300 square feet per dwelling unit with a floor area not to exceed 550 square feet. An additional floor area of 200 square feet may be provided for each 3,000 square feet of lot area by which the lot exceeds 6,000 square feet, provided that no garage shall exceed 2,000 square feet nor house more than ten automobiles;
- (3) Home occupation;
- (4) Stormwater detention basins or rain gardens;
- (5) Vegetable or flower garden;
- (6) Private driveways;
- (7) Shared use or common use club house, tennis court, swimming pool, garden house, gazebo, pergola, ornamental gate, flagpole, barbecue oven, playground, dog run, fireplace, storage shed and similar shared uses customarily accessory to multiple-family residential uses;
- (8) Any single accessory building shall not exceed a floor area of 2,000 square feet or have a ground floor square foot area of more than 75% of the GSF of the smallest main structure, whichever is less;
- (9) Any single accessory building shall not exceed a height of 20 feet or 75% of the shortest main structure, whichever is less;
- (10) Off-street parking spaces when in conformance with the provisions of this chapter; and
- (11) Shared solid waste containers when located outside of an established front yard setback and when located not less than five (5) feet away from a side or rear lot line and when fenced from visibility from property lines and right-of-way lines. Individual use solid waste containers of less than 100 gallons are exempt from screening requirements.

Change/remove the following text under §152.026 R-3 MULTIPLE-FAMILY RESIDENTIAL DISTRICT (add underlined text, remove stricken text):

~~§ 152.026~~ **§ 152.028 R-3C MULTIPLE-FAMILY RESIDENTIAL DISTRICT.**

The purpose of the R-3C Multiple-Family Residential District is to provide for ~~low-density~~ multiple-family dwellings along with related residential uses. The R-3C District may serve as transitional uses between commercial or industrial uses and other lower density multi-family uses.

A. Permissive uses:

- ~~(1) Duplex;~~
- ~~(2) Common lot line dwelling;~~
- ~~(1) (3)~~ Multiple-family dwelling, meeting the standards set forth in §152.055;
- ~~(2) (4)~~ Townhouse, meeting the standards set forth in §152.055;
- ~~(3) (5)~~ Row house dwelling;
- ~~(4) (6)~~ Community Living Facility Dwelling, Category I;
- ~~(5) (7)~~ Community Living Facility Dwelling, Category II;
- ~~(6) (8)~~ Community Living Facility Dwelling, Category III;
- ~~(9) Assisted living retirement community~~
- ~~(7) (10)~~ Public park or playground;
- ~~(8) (11)~~ Church;
- ~~(12) Public school, elementary and high, or private school having a curriculum equivalent to a public elementary or public high school and having no rooms regularly used for housing or sleeping purposes;~~
- ~~(13) Golf course; and~~
- ~~(9) (14)~~ Large Scale Residential Development.

B. Conditional uses:

- (1) Multiple-family dwelling, which does not meet standards set forth in §152.055;
- (2) Townhouse, which does not meet standards set forth in §152.055;
- (3) Nursing, rest or convalescent home;
- (4) Public building erected by any governmental agency;
- (5) Religious, educational and eleemosynary institution of a philanthropic nature;

- (6) Private club or lodge, excepting when the chief activity of which is service customarily carried on as a business;
- (7) Mobile home or trailer court;
- (8) Nursery, pre-kindergarten, kindergarten, play, special and other private school or day care center; ~~and~~
- (9) Public utility substations;
- (10) Assisted living retirement community; and
- (11) Public school, elementary and high, or private school having a curriculum equivalent to a public elementary or public high school and having no rooms regularly used for housing or sleeping purposes.

C. Accessory uses, see §152.046 for additional regulations related to accessory uses:

- (1) A noncommercial greenhouse that does not exceed in floor area 25% of the ground floor area of the main building;
- (2) A private garage or carport with a floor area of no more than 300 square feet per dwelling unit; with a floor area not to exceed 550 square feet. An additional floor area of 200 square feet may be provided for each 3,000 square feet of lot area by which the lot exceeds 6,000 square feet, provided that no garage shall exceed 2,000 square feet nor house more than ten automobiles;
- (3) Home occupation;
- (4) Stormwater detention basins;
- (5) Vegetable or flower garden;
- (6) Private driveways;
- (7) Shared use or common use club house, tennis court, swimming pool, garden house, gazebo, pergola, ornamental gate, flagpole, barbecue oven, playground, dog run, fireplace, storage shed and similar shared uses customarily accessory to multiple-family residential uses;
- (8) Any single accessory building shall not exceed 50 percent of the gross square footage of any primary structure on the same lot a floor area of 2,000 square feet; and
- (9) Off-street parking spaces when in conformance with the provisions of this chapter.
- (10) Shared solid waste containers when located outside of an established front yard setback and when located not less than five (5) feet away from a side or rear lot line and when fenced from visibility from property lines and right-of-way lines. Individual use solid waste containers of less than 100 gallons are exempt from screening requirements.

Add the following new text as §152.029 R-3G MULTIPLE-FAMILY RESIDENTIAL DISTRICT (add underlined text):

§ 152.029 R-3G MULTIPLE-FAMILY RESIDENTIAL DISTRICT.

The purpose of the R-3G Multiple-Family Residential District is to provide for multiple-family dwellings and buildings where all units have some ground floor living space and individual ground floor access with the perceptive “private” yet limited adjacent outdoor space and mostly common outdoor area and shared amenities. The R-3G District may serve as transitional uses between single-family residential uses and neighborhood or light commercial use areas. Units could be platted for individual ownership.

A. Permissive uses:

- (1) Duplex;
- (2) Common lot line dwelling;
- (3) Multiple-family dwelling, meeting the standards set forth in §152.055;
- (4) Townhouse, meeting the standards set forth in §152.055;
- (5) Row house dwelling;
- (6) Large Scale Residential Development.

B. Conditional uses:

- (1) Multiple-family dwelling, which does not meet standards set forth in §152.055;
- (2) Townhouse, which does not meet standards set forth in §152.055;
- (3) Nursing, rest or convalescent home;
- (4) Public building erected by any governmental agency;
- (5) Religious, educational and eleemosynary institution of a philanthropic nature;
- (6) Private club or lodge, excepting when the chief activity of which is service customarily carried on as a business;
- (7) Mobile home or trailer court;
- (8) Nursery, pre-kindergarten, kindergarten, play, special and other private school or day care center;
- (9) Public utility substations; and
- (10) Assisted living retirement community.

C. Accessory uses, see §152.046 for additional regulations related to accessory uses:

- (1) A noncommercial greenhouse that does not exceed in floor area 25% of the ground floor area of the main building;
- (2) A private garage or carport with a floor area of no more than 300 square feet per dwelling unit with a floor area not to exceed 550 square feet. An additional floor area of 200 square feet may be provided for each 3,000 square feet of lot area by which the lot exceeds 6,000 square feet, provided that no garage shall exceed 2,000 square feet nor house more than ten automobiles;
- (3) Home occupation;
- (4) Stormwater detention basins or rain gardens;
- (5) Vegetable or flower garden;
- (6) Private driveways;
- (7) Shared use or common use club house, tennis court, swimming pool, garden house, gazebo, pergola, ornamental gate, flagpole, barbecue oven, playground, dog run, fireplace, storage shed and similar shared uses customarily accessory to multiple-family residential uses;
- (8) Any single accessory building shall not exceed a height of 20 feet or 75% of the shortest main structure, whichever is less;
- (9) Off-street parking spaces when in conformance with the provisions of this chapter; and
- (10) Solid waste containers when located outside of an established front yard setback and when located not less than five (5) feet away from a side or rear lot line and when fenced from visibility from property lines and right-of-way lines.

Renumber the following sections (add underlined text, remove stricken text):

§ 152.030 ~~§ 152.027~~ C-1 NEIGHBORHOOD COMMERCIAL DISTRICT.

§ 152.031 ~~§ 152.028~~ C-2 GENERAL COMMERCIAL DISTRICT.

§ 152.032 ~~§ 152.029~~ C-3 PLANNED COMMERCIAL DISTRICT

§ 152.033 ~~§ 152.030~~ C-4 PLANNED MIXED USE DISTRICT.

§ 152.034 ~~§ 152.031~~ I-1 PLANNED INDUSTRIAL DISTRICT.

§ 152.035 ~~§ 152.032~~ I-2 INDUSTRIAL DISTRICT.

§ 152.036 ~~§ 152.033~~ FP FOREST PRESERVE DISTRICT.

Change / add the following text in §152.046 ACCESSORY BUILDINGS AND USES (add underlined text, remove stricken text):

§ 152.046 ACCESSORY BUILDINGS AND USES.

(C) Accessory uses allowed in multiple-family residential zoning districts: R-3A: See § 152.026 (C), R-3B: See § 152.027 (C), R-3C: See § 152.028 (C), R-3G: See § 152.026 (C).

~~(C) In the R-3 Zoning District, accessory buildings and uses are limited to:~~

~~—(1) A noncommercial greenhouse that does not exceed in floor area 25% of the ground floor area of the main building;~~

~~—(2) A private garage or carport with a floor area not to exceed 550 square feet. An additional floor area of 200 square feet may be provided for each 3,000 square feet of lot area by which the lot exceeds 6,000 square feet, provided that no garage shall exceed 2,000 square feet nor house more than ten automobiles;~~

~~—(3) Home occupation;~~

~~—(4) Stormwater detention basins;~~

~~—(5) Vegetable or flower garden;~~

~~—(6) Private driveways;~~

~~—(7) Tennis court, swimming pool, garden house, gazebo, pergola, ornamental gate, flagpole, barbecue oven, children's playhouse, dog house, fireplace, storage shed and similar uses customarily accessory to residential uses;~~

~~—(8) Any single accessory building shall not exceed a floor area of 2,000 square feet; and~~

~~—(9) Off street parking spaces when in conformance with the provisions of this chapter.~~

(E) There shall be the following additional regulations.

(6) Solid waste containers in the R-3, Commercial and Industrial Districts shall not be located within an established front yard setback and shall be located not less than five feet away from a side or rear lot line and shall be fenced from visibility from property lines and right-of-way lines.

Change / add the following text in §152.048 ROW HOUSES (add underlined text, remove stricken text):

§152.048 ROW HOUSES.

Special regulations regarding row houses shall be as follows.

- (A) In districts where row house buildings are permitted and row houses are to be constructed ~~for sale,~~ each on its own lot, ~~to individual owners, the row houses shall not be subject to the minimum lot requirements of § 152.090, but instead~~ and shall be subject to the minimum requirements specified in this section.
- (B) Minimum lot area for a row house lot shall be not less than 3,000 ~~5,000~~ square feet.
- (C) Minimum frontage of a row house lot on a public street shall be not less than 20 ~~30~~ feet on a standard lot and not less than 45 ~~50~~ feet on each frontage of a corner lot.
- (D) No side yard shall be required along any side lot line which is common to two attached row houses, whether they be on interior or exterior row house lots. ~~On side yard, conforming to the least width required by § 152.090 shall be required along the side lot lines of an exterior row house lot where the lot line is~~ Side yards not common to that of any other attached row house must conform to setbacks as required by §152.090.
- (E) Front yard and rear yard requirements as established in § 152.090 shall be provided for all row house dwellings.
- (F) A minimum lot width of 20-40 feet shall be provided for all interior and exterior row house lots.
- (G) Row houses shall be developed on subdivided lots with no more than six (6) ~~three~~ units per building; nor shall the building exceed 120 feet in width ~~length~~.
- (H) The maximum lot coverage for row house lot including driveways shall be 50% ~~40% and not less than 1,800 square feet of open space shall be provided on each row house lot.~~
- (I) Exterior treatment of attached row houses shall be integrated. Exterior of buildings shall be maintained in a uniform similar exterior treatment and finish ~~their original color and treatment unless otherwise agreed to in writing by the affected lot owners.~~
- (J) An unobstructed easement shall be provided across the side and rear eight feet of each exterior row house lot (triplex), when adjacent to an interior row house lot, for ingress and egress of adjacent interior row house lot owners for maintenance purposes. The access easement shall be unobstructed and physically passable at all times. This easement shall be incorporated into each deed transferring title to the property.
- (K) A party wall agreement shall be included in the subdivision covenants for each row house lot setting forth provisions for repair of common walls, repair of common utility service connections, reconstruction of the common building in the event of damage or destruction of one or all of the dwelling units and common maintenance and repair of joint facilities.
- (L) ~~The coincident property walls (party wall) of each row house shall be constructed in a manner which complies with the standards for common walls established by the BOCA Building Code of 1990, in that each common wall shall have a minimum fire resistance rating of two hours.~~ Common walls and floor

ceiling assemblies shall conform to Section 302 FIRE-RESISTANT CONSTRUCTION of the 2015 International Residential Code and amendments as outlined in Sec 16 of these municipal codes.

Change / add the following text in §152.055 STANDARDS FOR MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENT (add underlined text, remove stricken text):

§152.055 STANDARDS FOR MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENT

Any multiple-family residential dwelling development on a property of 20,000 square feet or larger and/or which contains any principle building with more than 4 dwelling units must comply with the following standards and all other applicable standards in this chapter, unless the use is approved by issuance of a Conditional Use permit in which alternative standards are determined. Multiple-family residential dwelling developments that exceeds 16 dwelling units must obtain a Conditional Use Permit to establish the use.

(A) Development Standards:

- (1) Maximum Building Height: 2 stories and 30 feet
- (2) Minimum Building Setback: Front 25 feet, Side 25 feet, and Rear 25 feet
- (3) HVAC Equipment: No HVAC equipment shall be visible from adjacent property lines including surrounding rights-of-way. Landscaping or fence screening may be provided but only when approved by the Village Planner.
- (4) Dumpsters shall be screened via a privacy fence.

(B) Perimeter Landscaping Requirements:

- (1) Minimum Landscaping: One (1) Shade Tree and three (3) shrubs must be planted and maintained within the building setback for every 40 linear feet along the length of the property lines.

(C) Conditional Use Permit.

- (1) Guidelines. In making a legislative determination to issue a Conditional Use Permit for a multiple-family residential dwelling development, the following guidelines may be considered:
 - (a) The availability of permanent open spaces, including public parks, golf courses, schools and similar such uses in proximity to the subject property.
 - (b) The availability of permanent open spaces and recreational facilities located on the site.
 - (c) The relationship of the site to all aspects of the Village transportation system, including sidewalks, bike paths and streets.
 - (d) The extent to which the multiple-family residential use of the site will promote balanced growth in the community, provide an opportunity for equal housing

opportunities, provide a variety of housing types and meet a need for the type(s) of housing proposed.

(e) The suitability of the site plan presented for the proposed multiple-family residential use.

(2) Site Plan. An application for a Conditional Use Permit to establish a multiple-family residential use shall be accompanied by a site plan which shall be review and approved by the Board of Trustees.

Change/remove the following text under §152.090 REQUIREMENTS (add underlined text, remove stricken text):

§ 152.090 REQUIREMENTS.

District	Maximum Height (f)		Minimum Yard Depth/Width in Feet			Minimum Lot Width in Feet (d)	Minimum Land Lot Area per Dwelling Family (d) in Square Feet			Minimum Lot Area (d)
	Stories	Feet	Front	Side (i)	Rear		Single	Two	Multiple	
AG	2.5	35	50	25	50	150	43,560	NA	NA	43,560
AC	2.5	35	50	25	50	150	(c)	(e)	(e)	43,560
R-1A	2.5	35	30	10	30	100	20,000	NA	NA	20,000
R-1B	2.5	35	25	10	25	80	10,000	NA	NA	10,000
R-1C	2	30	25	7	25	65	8,000	NA	NA	8,000
R-2	2.5	35	25	8	25	65 (b)	5,000 19,000	5,000	5,000	10,000
R-3A	2.5 (h)	35 (h)	25	8 (h)(b)	25 (b)	20	4,000			4,000
R-3B	3 (h)	45 (h)	25	8 (h)(b)	25 (b)	20	3,500			3,500
R-3C	3 (h)	45 (h)	25	8 (h)(b)	25 (b)	20 (b)	3,000 NA	5,000	3,000 (h)	3,000 19,000
R-3G	3 (h)	45 (h)	25	7 (h)(b)	25 (b)	20	3,000			3,000
C-1	2.5	35	25	(a)	25	None	NA (e)	NA	NA	6,000
C-2	3	45	15	(a)	25	None	(e)	(e)	(e)	6,000
C-3	3	45	25	25	25	None	NA (e)	NA	NA	7,000
I-1	3	45	40	25	25	200	(c)	(e)	(e)	7,000
I-2	3	45	25	(a)	25	None	(c)	(e)	(e)	7,000
FP	NA	NA	NA	NA	NA	NA	NA	NA	NA	43,560

(a) None unless adjacent to a residential district in which case a minimum side yard of ten feet is required.

(b) See §152.048 for additional Row House development standards ~~80 feet for single-family use, and 65 feet for two-family and multiple-family uses. 40 feet for interior and exterior rowhouse lots.~~

(c) Dwellings prohibited.

(d) See §152.091(A) for lot area and width exceptions.

(e) Dwellings prohibited except by conditional use.

(f) See §152.091(F) for height exceptions.

(g) NA means the appropriate requirement is "not applicable".

(h) See §152.055 for additional multiple-family residential development standards.

(i) Side yard setback requirements do not apply to Common Lot Line Dwellings on a side yard that adjoins another adjacent dwelling.

DRAFT - 152.090 Requirements Chart 11/25/2020 – existing chart with strikeouts

District	Maximum Height (f)		Minimum Yard Depth/Width in Feet			Minimum Lot Width in Feet (d)	Minimum Land Lot Area per Dwelling Family (d) in Square Feet			Minimum Lot Area (d)
	Stories	Feet	Front	Side (i)	Rear		Single	Two	Multiple	
AG	2.5	35	50	25	50	150	43,560	NA	NA	43,560
AC	2.5	35	50	25	50	150	(c)	(e)	(e)	43,560
R-1A	2.5	35	30	10	30	100	20,000	NA	NA	20,000
R-1B	2.5	35	25	10	25	80	10,000	NA	NA	10,000
R-1C	2	30	25	7	25	65	8,000	NA	NA	8,000
R-2	2.5	35	25	8	25	65 (b)	5,000 10,000	5,000	5,000	10,000
R-3A	2.5 (h)	35 (h)	25	8 (h)(b)	25 (b)	20	4,000			4,000
R-3B	3 (h)	45 (h)	25	8 (h)(b)	25 (b)	20	3,500			3,500
R-3C	3 (h)	45 (h)	25	8 (h)(b)	25 (b)	20 (b)	3,000 NA	5,000	3,000 (h)	3,000 10,000
R-3G	3 (h)	45 (h)	25	7 (h)(b)	25 (b)	20	3,000			3,000
C-1	2.5	35	25	(a)	25	None	NA (e)	NA	NA	6,000
C-2	3	45	15	(a)	25	None	(e)	(e)	(e)	6,000
C-3	3	45	25	25	25	None	NA (e)	NA	NA	7,000
I-1	3	45	40	25	25	200	(c)	(e)	(e)	7,000
I-2	3	45	25	(a)	25	None	(c)	(e)	(e)	7,000
FP	NA	NA	NA	NA	NA	NA	NA	NA	NA	43,560

(a) None unless adjacent to a residential district in which case a minimum side yard of ten feet is required.

(b) See §152.048 for additional Row House development standards ~~80 feet for single-family use, and 65 feet for two-family and multiple-family uses. 40 feet for interior and exterior rowhouse lots.~~

(c) Dwellings prohibited.

(d) See §152.091(A) for lot area and width exceptions.

(e) Dwellings prohibited except by conditional use.

(f) See §152.091(F) for height exceptions.

(g) NA means the appropriate requirement is “not applicable”.

(h) See §152.055 for additional multiple-family residential development standards.

(i) Side yard setback requirements do not apply to Common Lot Line Dwellings on a side yard that adjoins another adjacent dwelling.

DRAFT - 152.090 Requirements Chart 11/25/2020 – proposed chart - clean

District	Maximum Height (f)		Minimum Yard Depth/Width in Feet			Minimum Lot Width in Feet (d)	Minimum Land Area per Dwelling (d) in Square Feet	Minimum Lot Area (d)
	Stories	Feet	Front	Side (i)	Rear			
AG	2.5	35	50	25	50	150	43,560	43,560
AC	2.5	35	50	25	50	150	(c)	43,560
R-1A	2.5	35	30	10	30	100	20,000	20,000
R-1B	2.5	35	25	10	25	80	10,000	10,000
R-1C	2	30	25	7	25	65	8,000	8,000
R-2	2.5	35	25	8	25	65	5,000	10,000
R-3A	2.5 (h)	35 (h)	25	8 (h)(b)	25 (b)	20	4,000	4,000
R-3B	3 (h)	45 (h)	25	8 (h)(b)	25 (b)	20	3,500	3,500
R-3C	3 (h)	45 (h)	25	8 (h)(b)	25 (b)	20	3,000	3,000
R-3G	3 (h)	45 (h)	25	7 (h)(b)	25 (b)	20	3,000	3,000
C-1	2.5	35	25	(a)	25	None	(e)	6,000
C-2	3	45	15	(a)	25	None	(e)	6,000
C-3	3	45	25	25	25	None	(e)	7,000
I-1	3	45	40	25	25	200	(c)	7,000
I-2	3	45	25	(a)	25	None	(c)	7,000
FP	NA	NA	NA	NA	NA	NA	NA	43,560

(a) None unless adjacent to a residential district in which case a minimum side yard of ten feet is required.

(b) See §152.048 for additional Row House development standards-

(c) Dwellings prohibited.

(d) See §152.091(A) for lot area and width exceptions.

(e) Dwellings prohibited except by conditional use.

(f) See §152.091(F) for height exceptions.

(g) NA means the appropriate requirement is “not applicable”.

(h) See §152.055 for additional multiple-family residential development standards.

(i) Side yard setback requirements do not apply to Common Lot Line Dwellings on a side yard that adjoins another adjacent dwelling.

PAMPHLET PUBLICATION

ORDINANCE NO. 20-12-_____

ORDINANCE AMENDING THE ZONING CODE

PRESENTED: _____

PASSED: _____

APPROVED: _____

RECORDED: _____

PUBLISHED: _____

The undersigned being the duly qualified and acting Village Clerk of the Village of Mahomet does hereby certify that this document constitutes the publication in pamphlet form, in connection with and pursuant to Section 1-2-4 of the Illinois Municipal Code, of the above-captioned ordinance and that such ordinance was presented, passed, approved, recorded and published as above stated.

Village Clerk

(Seal)

Dated: _____

ORDINANCE NO. 20-12-____

ORDINANCE AMENDING THE ZONING CODE

WHEREAS, the Village of Mahomet, Champaign County, Illinois (the "**Village**") is an Illinois municipal corporation organized and operating pursuant to authority granted by the Constitution and Laws of the State of Illinois;

WHEREAS, the Village has the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs, that protect the public health, safety and welfare of its citizens;

WHEREAS, Chapter 152 of the Village Code (the "Zoning Code") comprehensively divides the Village into districts and classifies, regulates and restricts the location of land uses by reference to such districts;

WHEREAS, the Village recently approved a significant number of multiple-family residential housing units. During the review and public comment of recent multiple-family residential developments, certain deficiencies in the Zoning Code were identified. The Plan and Zoning Commission and Village staff reviewed the existing multiple-family residential development standards and requirements in the Zoning Code and developed updated development standards that are more in line with community desires vocalized during the course of the last few years related to the developments.

WHEREAS, the Village President and Board of Trustees (the "**Corporate Authorities**") of the Village desire to carefully review and consider the externalities associated with multiple-family residential development and their impact on the public health, safety, comfort, morals and welfare in order to protect the vitality and character of development in the Village and the impact on other units of local government;

WHEREAS, the Village commenced a process of evaluation with the use of its planning and

zoning staff and consultants to determine whether there should be any additional, different, or relaxed limitations on multiple-family residential development;

WHEREAS, following due publication of notice on October 25, 2020 in the News-Gazette, a public hearing concerning the proposed amendments was commenced by the Plan and Zoning Commission on November 10, 2020 and continued to December 1, 2020 wherein public input was solicited and provided; and

WHEREAS, following deliberation on the evidence and testimony elicited during the public hearing the Board has considered the proposed amendments.

WHEREAS, the Corporate Authorities have determined that the Zoning Code requires amendment for proper regulation of multiple-family residential development after the study of the possible effects of such uses of property and that such amendments will promote and enhance the public health, safety, and welfare of the Village and its residents;

WHEREAS, the President and Board of Trustees (the “Corporate Authorities”) of the Village now find it necessary, desirable and appropriate to amend certain provisions of the Zoning Code within the Village under and pursuant to its power and authority as a Unit of Local Government and the Illinois Municipal Code (65 ILCS 5/1-1-1 et seq.), as supplemented and amended; and

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MAHOMET, CHAMPAIGN COUNTY, ILLINOIS, as follows:

SECTION 1. RECITALS. The recitals listed above are incorporated in this Ordinance as the findings of the President and Board of Trustees.

SECTION 2. Amendment of Section 152.002. The definition of “BUILDING, ROW HOUSE” in Section 152.002 entitled “DEFINITIONS” of Chapter 152 entitled “Zoning Code” of the Village Code, is hereby amended to read as follows:

§152.002 DEFINITIONS

BUILDING, ROW HOUSE. A building which contains a row of-single-family attached dwelling units, each unit being separated from the adjoining units in each story by a party wall or walls without openings, and each unit having independent access to the exterior of the building in the ground story and each unit being located on a separate lot.

SECTION 3. Amendment of Section 152.005. Section 152.005 entitled “DISTRICTS” of Chapter 152 entitled “Zoning Code” of the Village Code, is hereby amended to read as follows:

§152.005 DISTRICTS.

- (A) The districts into which the village and its one and one-half-mile planning area are divided by the Zoning Ordinance shall be designated as follows:
- (1) AG Agricultural District;
 - (2) AC Conservation District;
 - (3) R-1A Single-Family Residential District;
 - (4) R-1B Single-Family Residential District;
 - (5) R-1C Single-Family Residential District;
 - (6) R-2 Two-Family Residential District;
 - (7) R-3A Multiple-Family Residential District;
 - (8) R-3B Multiple-Family Residential District;
 - (9) R-3C Multiple-Family Residential District;
 - (10) R-3G Multiple-Family Residential District;
 - (11) C-1 Neighborhood Commercial District;
 - (12) C-2 General Commercial District;
 - (13) C-3 Planned Commercial District;
 - (14) C-4 Planned Mixed Use District
 - (15) I-1 Planned Industrial District;
 - (16) I-2 Industrial District; and
 - (17) FP Forest Preserve District.
- (B) The boundaries of these districts are shown on the “Zoning District Official Map” dated November, 1971, Revised March, 1973, which accompanies and is made a part of this chapter. The original of this map is properly attested and on file with the Village Clerk, and the map and all information shown thereon shall have the same force and effect as if fully set forth or described herein.
- (C) The zoning district map shall be corrected and brought up to date on March 31 of each year.
- (D) All land which may hereafter be incorporated into the zoning jurisdictional area of the village, whether through annexation or otherwise, shall, unless a valid pre-annexation agreement in effect at the time of annexation provides otherwise; or unless, after a public hearing, specific action by the Board of Trustees of the village provides otherwise, automatically be classified from its present or most recent classification under the County Zoning Ordinance, to a classification under the Village Zoning Ordinance (this chapter), as determined by the Village Administrator and which use of the land most generally conforms to the intent of the following table.

<i>Former Zoning District Champaign County</i>	<i>New Zoning District Village of Mahomet</i>
AG-1, Agricultural	AG Agriculture
AG-2, Agricultural	R-1A Single-Family Residential
CR, Conservation-Recreation	AC, Conservation
CR, Conservation-Recreation	F, Forest Preserve
R-1 Single Family Residence	R-1B Single-Family Residential
R-2 Single Family Residence	R-1C Single-Family Residential
R-3 Two-Family Residence	R-2 Two-Family Residential
R-4 Multiple Family Residence	R-3A Multiple- Family Residential
B-2 Neighborhood Business	C-1 Neighborhood Business
B-3 Highway Business	C-2 General Commercial
B-4 General Business	C-2 General Commercial
B-5 Central Business	C-2 General Commercial
I-1 Light Industry	I-2 General Industrial
I-2 Heavy Industry	I-2 Industrial

SECTION 4. Amendment / Addition of Section 152.026. Section 152.026 entitled “R-3A MULTIPLE-FAMILY RESIDENTIAL DISTRICT” of Chapter 152 entitled “Zoning Code” of the Village Code, is hereby amended to read as follows:

§ 152.026 R-3A MULTIPLE-FAMILY RESIDENTIAL DISTRICT.

The purpose of the R-3A Multiple-Family Residential District is to provide for low density multiple-family dwellings along with related residential uses. The R-3A District may serve as transitional uses between commercial and less intensive residential uses.

A. Permissive uses:

- (1) Duplex;
- (2) Common lot line dwelling;
- (3) Multiple-family dwelling, meeting the standards set forth in §152.055;
- (4) Townhouse, meeting the standards set forth in §152.055;
- (5) Row house dwelling;
- (6) Public park or playground; and

- (7) Church.
- B. Conditional uses:
 - (1) Multiple-family dwelling, which does not meet standards set forth in §152.055;
 - (2) Townhouse, which does not meet standards set forth in §152.055;
 - (3) Public utility substations; and
 - (4) Community Living Facility Dwelling, Category I;
- C. Accessory uses, see §152.046 for additional regulations related to accessory uses:
 - (1) A noncommercial greenhouse that does not exceed in floor area 25% of the ground floor area of the main building;
 - (2) A private garage or carport with a floor area of no more than 300 square feet per dwelling unit with a floor area not to exceed 550 square feet. An additional floor area of 200 square feet may be provided for each 3,000 square feet of lot area by which the lot exceeds 6,000 square feet, provided that no garage shall exceed 2,000 square feet nor house more than ten automobiles;
 - (3) Home occupation;
 - (4) Stormwater detention basins or rain gardens;
 - (5) Vegetable or flower garden;
 - (6) Private driveways;
 - (7) Shared use or common use club house, tennis court, swimming pool, garden house, gazebo, pergola, ornamental gate, flagpole, barbecue oven, playground, dog run, fireplace, storage shed and similar shared uses customarily accessory to multiple-family residential uses;
 - (8) Any single accessory building shall not exceed a floor area of 2,000 square feet or have a ground floor square foot area of more than 75% of the GSF of the smallest main structure, whichever is less;
 - (9) Any single accessory building shall not exceed a height of 20 feet or 75% of the shortest main structure, whichever is less;
 - (10) Off-street parking spaces when in conformance with the provisions of this chapter; and
 - (11) Shared or common use solid waste containers when located outside of an established front yard setback and when located not less than five (5) feet away from a side or rear lot line and when fenced from visibility from property lines and right-of-way lines. Individual use solid waste containers of less than 100 gallons are exempt from screening requirements.

SECTION 5. Amendment / Addition of Section 152.027. Section 152.027 entitled “R-3B MULTIPLE-FAMILY RESIDENTIAL DISTRICT” of Chapter 152 entitled “Zoning Code” of the Village Code, is hereby amended to read as follows:

§ 152.027 R-3B MULTIPLE-FAMILY RESIDENTIAL DISTRICT.

The purpose of the R-3B Multiple-Family Residential District is to provide for low density multiple-family dwellings along with related residential uses. The R-3B District may serve as transitional uses between commercial and less intensive residential uses.

- A. Permissive uses:
 - (1) Multiple-family dwelling, meeting the standards set forth in §152.055;
 - (2) Townhouse, meeting the standards set forth in §152.055;
 - (3) Row house dwelling;
 - (4) Community Living Facility Dwelling, Category I;
 - (5) Public park or playground; and
 - (6) Church.

B. Conditional uses:

- (1) Multiple-family dwelling, which does not meet standards set forth in §152.055;
- (2) Townhouse, which does not meet standards set forth in §152.055;
- (3) Public building erected by any governmental agency;
- (4) Community Living Facility Dwelling, Category II;
- (5) Community Living Facility Dwelling, Category III;
- (6) Public utility substations
- (7) Large Scale Residential Development

C. Accessory uses, see §152.046 for additional regulations related to accessory uses:

- (1) A noncommercial greenhouse that does not exceed in floor area 25% of the ground floor area of the main building;
- (2) A private garage or carport with a floor area of no more than 300 square feet per dwelling unit with a floor area not to exceed 550 square feet. An additional floor area of 200 square feet may be provided for each 3,000 square feet of lot area by which the lot exceeds 6,000 square feet, provided that no garage shall exceed 2,000 square feet nor house more than ten automobiles;
- (3) Home occupation;
- (4) Stormwater detention basins or rain gardens;
- (5) Vegetable or flower garden;
- (6) Private driveways;
- (7) Shared use or common use club house, tennis court, swimming pool, garden house, gazebo, pergola, ornamental gate, flagpole, barbecue oven, playground, dog run, fireplace, storage shed and similar shared uses customarily accessory to multiple-family residential uses;
- (8) Any single accessory building shall not exceed a floor area of 2,000 square feet or have a ground floor square foot area of more than 75% of the GSF of the smallest main structure, whichever is less;
- (9) Any single accessory building shall not exceed a height of 20 feet or 75% of the shortest main structure, whichever is less;
- (10) Off-street parking spaces when in conformance with the provisions of this chapter; and
- (11) Shared solid waste containers when located outside of an established front yard setback and when located not less than five (5) feet away from a side or rear lot line and when fenced from visibility from property lines and right-of-way lines. Individual use solid waste containers of less than 100 gallons are exempt from screening requirements.

SECTION 6. Amendment / Addition of Section 152.028. Section 152.028 entitled “R-3C MULTIPLE-FAMILY RESIDENTIAL DISTRICT” of Chapter 152 entitled “Zoning Code” of the Village Code, is hereby amended to read as follows:

§ 152.028 R-3C MULTIPLE-FAMILY RESIDENTIAL DISTRICT.

The purpose of the R-3C Multiple-Family Residential District is to provide for multiple-family dwellings along with related residential uses. The R-3C District may serve as transitional uses between commercial or industrial uses and other lower density multi-family uses.

A. Permissive uses:

- (1) Multiple-family dwelling, meeting the standards set forth in §152.055;
- (2) Townhouse, meeting the standards set forth in §152.055;
- (3) Row house dwelling;
- (4) Community Living Facility Dwelling, Category I;

- (5) Community Living Facility Dwelling, Category II;
 - (6) Community Living Facility Dwelling, Category III;
 - (7) Public park or playground;
 - (8) Church;
 - (9) Large Scale Residential Development.
- B. Conditional uses:
- (1) Multiple-family dwelling, which does not meet standards set forth in §152.055;
 - (2) Townhouse, which does not meet standards set forth in §152.055;
 - (3) Nursing, rest or convalescent home;
 - (4) Public building erected by any governmental agency;
 - (5) Religious, educational and eleemosynary institution of a philanthropic nature;
 - (6) Private club or lodge, excepting when the chief activity of which is service customarily carried on as a business;
 - (7) Mobile home or trailer court;
 - (8) Nursery, pre-kindergarten, kindergarten, play, special and other private school or day care center;
 - (9) Public utility substations;
 - (10) Assisted living retirement community; and
 - (11) Public school, elementary and high, or private school having a curriculum equivalent to a public elementary or public high school and having no rooms regularly used for housing or sleeping purposes.
- C. Accessory uses, see §152.046 for additional regulations related to accessory uses:
- (1) A noncommercial greenhouse that does not exceed in floor area 25% of the ground floor area of the main building;
 - (2) A private garage or carport with a floor area of no more than 300 square feet per dwelling unit;
 - (3) Home occupation;
 - (4) Stormwater detention basins;
 - (5) Vegetable or flower garden;
 - (6) Private driveways;
 - (7) Shared use or common use club house, tennis court, swimming pool, garden house, gazebo, pergola, ornamental gate, flagpole, barbecue oven, playground, dog run, fireplace, storage shed and similar shared uses customarily accessory to multiple-family residential uses;
 - (8) Any single accessory building shall not exceed 50 percent of the gross square footage of any primary structure on the same lot;
 - (9) Off-street parking spaces when in conformance with the provisions of this chapter; and
 - (10) Shared solid waste containers when located outside of an established front yard setback and when located not less than five (5) feet away from a side or rear lot line and when fenced from visibility from property lines and right-of-way lines. Individual use solid waste containers of less than 100 gallons are exempt from screening requirements.

SECTION 7. Amendment / Addition of Section 152.029. Section 152.029 entitled “R-3G MULTIPLE-FAMILY RESIDENTIAL DISTRICT” of Chapter 152 entitled “Zoning Code” of the Village Code, is hereby amended to read as follows:

§ 152.029 R-3G MULTIPLE-FAMILY RESIDENTIAL DISTRICT.

The purpose of the R-3G Multiple-Family Residential District is to provide for multiple-family dwellings and buildings where all units have some ground floor living space and individual ground floor access with the perceptive “private” yet limited adjacent outdoor space and mostly common outdoor area and shared amenities. The R-3G District may serve as transitional uses between single-family residential uses and neighborhood or light commercial use areas. Units could be platted for individual ownership.

A. Permissive uses:

- (1) Duplex;
- (2) Common lot line dwelling;
- (3) Multiple-family dwelling, meeting the standards set forth in §152.055;
- (4) Townhouse, meeting the standards set forth in §152.055;
- (5) Row house dwelling;
- (6) Large Scale Residential Development.

B. Conditional uses:

- (1) Multiple-family dwelling, which does not meet standards set forth in §152.055;
- (2) Townhouse, which does not meet standards set forth in §152.055;
- (3) Nursing, rest or convalescent home;
- (4) Public building erected by any governmental agency;
- (5) Religious, educational and eleemosynary institution of a philanthropic nature;
- (6) Private club or lodge, excepting when the chief activity of which is service customarily carried on as a business;
- (7) Mobile home or trailer court;
- (8) Nursery, pre-kindergarten, kindergarten, play, special and other private school or day care center;
- (9) Public utility substations; and
- (10) Assisted living retirement community.

C. Accessory uses, see §152.046 for additional regulations related to accessory uses:

- (1) A noncommercial greenhouse that does not exceed in floor area 25% of the ground floor area of the main building;
- (2) A private garage or carport with a floor area of no more than 300 square feet per dwelling unit with a floor area not to exceed 550 square feet. An additional floor area of 200 square feet may be provided for each 3,000 square feet of lot area by which the lot exceeds 6,000 square feet, provided that no garage shall exceed 2,000 square feet nor house more than ten automobiles;
- (3) Home occupation;
- (4) Stormwater detention basins or rain gardens;
- (5) Vegetable or flower garden;
- (6) Private driveways;
- (7) Shared use or common use club house, tennis court, swimming pool, garden house, gazebo, pergola, ornamental gate, flagpole, barbecue oven, playground, dog run, fireplace, storage shed and similar shared uses customarily accessory to multiple-family residential uses;
- (8) Any single accessory building shall not exceed a height of 20 feet or 75% of the shortest main structure, whichever is less;
- (9) Off-street parking spaces when in conformance with the provisions of this chapter; and
- (10) Solid waste containers when located outside of an established front yard setback and when located not less than five (5) feet away from a side or rear lot line and when fenced from visibility from property lines and right-of-way lines.

SECTION 8. Renumber / Amendment of Section 152.027, 152.028, 152.029, 152.030, 152.031, 152.032, 152.033. Section 152.027 entitled “C-1 NEIGHBORHOOD COMMERCIAL DISTRICT”, Section 152.028 entitled “C-2 GENERAL COMMERCIAL DISTRICT”, Section 152.029 entitled “C-3 PLANNED COMMERCIAL DISTRICT”, Section 152.030 entitled “C-4 PLANNED MIXED USE DISTRICT”, Section 152.031 entitled “I-1 PLANNED INDUSTRIAL DISTRICT”, Section 152.032 entitled “I-2 INDUSTRIAL DISTRICT”, Section 152.033 entitled “FP FOREST PRESERVE DISTRICT” of Chapter 152 entitled “Zoning Code” of the Village Code, is hereby renumbered as follows, with no amendments to the substance of the said sections, which substance is re-stated and retained:

§ 152.030 C-1 NEIGHBORHOOD COMMERCIAL DISTRICT.

§ 152.031 C-2 GENERAL COMMERCIAL DISTRICT.

§ 152.032 C-3 PLANNED COMMERCIAL DISTRICT

§ 152.033 C-4 PLANNED MIXED USE DISTRICT.

§ 152.034 I-1 PLANNED INDUSTRIAL DISTRICT.

§ 152.035 I-2 INDUSTRIAL DISTRICT.

§ 152.036 FP FOREST PRESERVE DISTRICT.

SECTION 9. Amendment of Section 152.046. Sub-Section 152.046(C) and Sub-Section 152.046 (E)(6) of Section 152.046 entitled “ACCESSORY BUILDINGS AND USES” of Chapter 152 entitled “Zoning Code” of the Village Code, are hereby amended to read as follows:

§ 152.046 ACCESSORY BUILDINGS AND USES.

(C) Accessory uses allowed in multiple-family residential zoning districts: R-3A: See § 152.026 (C), R-3B: See § 152.027 (C), R-3C: See § 152.028 (C), R-3G: See § 152.026 (C).

(E) There shall be the following additional regulations.

(6) Solid waste containers in Commercial and Industrial Districts shall not be located within an established front yard setback and shall be located not less than five feet away from a side or rear lot line and shall be fenced from visibility from property lines and right-of-way lines.

SECTION 10. Amendment of Section 152.048. Section 152.048 entitled “ROW HOUSES” of Chapter 152 entitled “Zoning Code” of the Village Code, is hereby amended to read as follows:

§152.048 ROW HOUSES.

Special regulations regarding row houses shall be as follows.

(A) In districts where row house buildings are permitted, and row houses are to be constructed each on its own lot-and shall be subject to the minimum requirements specified in this section.

(B) Minimum lot area for a row house lot shall be not less than 3,000 square feet.

- (C) Minimum frontage of a row house lot on a public street shall be not less than 20-feet on a standard lot and not less than 45 feet on each frontage of a corner lot.
- (D) No side yard shall be required along any side lot line which is common to two attached row houses, whether they be on interior or exterior row house lots. Side yards not common to that of any other attached row house must conform to setbacks as required by §152.090.
- (E) Front yard and rear yard requirements as established in § 152.090 shall be provided for all row house dwellings.
- (F) A minimum lot width of 20 feet shall be provided for all interior and exterior row house lots.
- (G) Row houses shall be developed on subdivided lots with no more than six (6) units per building; nor shall the building exceed 120 feet in width.
- (H) The maximum lot coverage for row house lot including driveways shall be 50%.
- (I) Exterior treatment of attached row houses shall be integrated. Exterior of buildings shall be maintained in a uniform similar exterior treatment and finish.
- (J) An unobstructed easement shall be provided across the side and rear eight feet of each exterior row house lot (triplex), when adjacent to an interior row house lot, for ingress and egress of adjacent interior row house lot owners for maintenance purposes. The access easement shall be unobstructed and physically passable at all times. This easement shall be incorporated into each deed transferring title to the property.
- (K) A party wall agreement shall be included in the subdivision covenants for each row house lot setting forth provisions for repair of common walls, repair of common utility service connections, reconstruction of the common building in the event of damage or destruction of one or all of the dwelling units and common maintenance and repair of joint facilities.
- (L) Common walls and floor ceiling assemblies shall conform to Section 302 FIRE-RESISTANT CONSTRUCTION of the 2015 International Residential Code and amendments as outlined in Sec 16 of these municipal codes.

SECTION 11. Amendment of Section 152.055. Section 152.055 entitled “STANDARDS FOR MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENT” of Chapter 152 entitled “Zoning Code” of the Village Code, is hereby amended to read as follows:

§152.055 STANDARDS FOR MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENT

Any multiple-family residential dwelling development on a property of 20,000 square feet or larger and/or which contains any principle building with more than four (4) dwelling units must comply with the following standards and all other applicable standards in this chapter, unless the use is approved by issuance of a Conditional Use permit in which alternative standards are determined. Multiple-family residential dwelling developments that exceeds 16 dwelling units must obtain a Conditional Use Permit to establish the use.

(A) Development Standards:

- (1) Maximum Building Height: 2 stories and 30 feet
- (2) Minimum Building Setback: Front 25 feet, Side 25 feet, and Rear 25 feet
- (3) HVAC Equipment: No HVAC equipment shall be visible from adjacent property lines including surrounding rights-of-way. Landscaping or fence screening may be provided but only when approved by the Village Planner.
- (4) Dumpsters shall be screened via a privacy fence.

(B) Perimeter Landscaping Requirements:

- (1) Minimum Landscaping: One (1) Shade Tree and three (3) shrubs must be planted and maintained within the building setback for every 40 linear feet along the length of the property lines.

(C) Conditional Use Permit.

- (1) Guidelines. In making a legislative determination to issue a Conditional Use Permit for a multiple-family residential dwelling development, the following guidelines may be considered:
 - (a) The availability of permanent open spaces, including public parks, golf courses, schools and similar such uses in proximity to the subject property.
 - (b) The availability of permanent open spaces and recreational facilities located on the site.
 - (c) The relationship of the site to all aspects of the Village transportation system, including sidewalks, bike paths and streets.
 - (d) The extent to which the multiple-family residential use of the site will promote balanced growth in the community, provide an opportunity for equal housing opportunities, provide a variety of housing types and meet a need for the type(s) of housing proposed.
 - (e) The suitability of the site plan presented for the proposed multiple-family residential use.
- (2) Site Plan. An application for a Conditional Use Permit to establish a multiple-family residential use shall be accompanied by a site plan which shall be review and approved by the Board of Trustees.

SECTION 12. Amendment of Section 152.090. Section 152.090 entitled “REQUIREMENTS” of Chapter 152 entitled “Zoning Code” of the Village Code, is hereby amended to read as follows:

District	Maximum Height (f)		Minimum Yard Depth/Width in Feet			Minimum Lot Width in Feet (d)	Minimum Land Area per Dwelling (d) in Square Feet	Minimum Lot Area (d)
	Stories	Feet	Front	Side (i)	Rear			
AG	2.5	35	50	25	50	150	43,560	43,560
AC	2.5	35	50	25	50	150	(c)	43,560
R-1A	2.5	35	30	10	30	100	20,000	20,000
R-1B	2.5	35	25	10	25	80	10,000	10,000
R-1C	2	30	25	7	25	65	8,000	8,000
R-2	2.5	35	25	8	25	65	5,000	10,000
R-3A	2.5 (h)	35 (h)	25	8 (h)(b)	25 (b)	20	4,000	4,000
R-3B	3 (h)	45 (h)	25	8 (h)(b)	25 (b)	20	3,500	3,500
R-3C	3 (h)	45 (h)	25	8 (h)(b)	25 (b)	20	3,000	3,000
R-3G	3 (h)	45 (h)	25	7 (h)(b)	25 (b)	20	3,000	3,000
C-1	2.5	35	25	(a)	25	None	(e)	6,000
C-2	3	45	15	(a)	25	None	(e)	6,000
C-3	3	45	25	25	25	None	(e)	7,000
I-1	3	45	40	25	25	200	(c)	7,000
I-2	3	45	25	(a)	25	None	(c)	7,000
FP	NA	NA	NA	NA	NA	NA	NA	43,560

(a)	None unless adjacent to a residential district in which case a minimum side yard of ten feet is required.							
(b)	See §152.048 for additional Row House development standards-							
(c)	Dwellings prohibited.							
(d)	See §152.091(A) for lot area and width exceptions.							
(e)	Dwellings prohibited except by conditional use.							
(f)	See §152.091(F) for height exceptions.							
(g)	NA means the appropriate requirement is “not applicable”.							
(h)	See §152.055 for additional multiple-family residential development standards.							
(i)	Side yard setback requirements do not apply to Common Lot Line Dwellings on a side yard that adjoins another adjacent dwelling.							

SECTION 13. RESOLUTION OF CONFLICTS.

All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 14. SAVING CLAUSE.

If any section, paragraph, clause, or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance, which are hereby declared to be separable.

SECTION 15. EFFECTIVE DATE.

This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law.

SECTION 16. PAMPHLET PUBLICATION.

That the Village Clerk be authorized and directed to publish in pamphlet form this Ordinance.

ADOPTED by the Board of Trustees of the Village of Mahomet, Champaign County, Illinois, at a regular meeting of said Board on December 15, 2020.

Voting "aye" (names):

Voting "nay" (names):

Abstained (names):

Absent (names):

ATTEST:

VILLAGE CLERK

PRESIDENT
VILLAGE OF MAHOMET

SEAL

STATE OF ILLINOIS)
COUNTY OF CHAMPAIGN) SS
VILLAGE OF MAHOMET)

CERTIFICATION OF ORDINANCE

I, the undersigned, do hereby certify that I am the duly selected, qualified and acting Village Clerk of the Village of Mahomet, Champaign County, Illinois (the “**Municipality**”), and as such official I am the keeper of the records and files of the Municipality and of the President and Board of Trustees (the “**Corporate Authorities**”).

I do further certify that the foregoing constitutes a full, true and complete excerpt from the proceedings of the meeting of the Corporate Authorities held on December 15, 2020, insofar as same relates to the adoption of **Ordinance No. 20-12-____**, entitled:

ORDINANCE AMENDING THE ZONING CODE

a true, correct and complete copy of which ordinance (the “**Ordinance**”) as adopted at such meeting appears in the proceedings of the minutes of such meeting and is hereto attached. The Ordinance was adopted and approved by the vote and on the date therein set forth.

I do further certify that the deliberations of the Corporate Authorities on the adoption of such Ordinance were taken openly, that the adoption of such Ordinance was duly moved and seconded, that the vote on the adoption of such Ordinance was taken openly and was preceded by a public recital of the nature of the matter being considered and such other information as would inform the public of the business being conducted, that such meeting was held at a specified time and place convenient to the public, that the agenda for the meeting was duly posted continuously on the Municipality’s website and at the Village Hall at least 48 hours prior to the meeting; that notice of such meeting was duly given to all of the news media requesting such notice, that such meeting was called and held in strict compliance with the provisions of the open meeting laws of the State of Illinois, as amended, and the Illinois Municipal Code, as amended, and that the Corporate Authorities have complied with all of the applicable provisions of such open meeting laws and such Code and their procedural rules in the adoption of such Ordinance.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of the Village of Mahomet, Champaign County, Illinois, on December 15, 2020.

(SEAL)

Village Clerk



**Plan and Zoning Commission
Staff Report
Meeting December 1, 2020**

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

PROJECT: **MAP 2020-01 Prairieside Subdivision (Final Plat)**

PETITIONER: Vertical Tower Partners, LLC (property owner)

ENGINEER: Berns, Clancy and Associates

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

BACKGROUND / INTRODUCTION: The subject property is part of the Hilmun Third Subdivision which was done only for purposes of annexations within the TIF district and was recorded in December 2000. The subject property is undeveloped and has been in agricultural production. The property is zoned R-1B Single-Family Residential.

This subdivision accomplishes the following tasks:

1. Creates the right-of-way for an extension of South Mahomet Road across the property.
2. Creates general utility easements adjacent to the proposed South Mahomet Road.
3. Creates an outlot adjacent to Conway Lake that will be dedicated to the Village.
4. Creates easements for public utility lines along the exterior of the site.
5. Creates an easement adjacent to the railroad for the construction of an extension of the East Mahomet Interceptor Sanitary Sewer (EMISS).
6. Creates an easement through Lot 1002 for the construction of the South Mahomet Road Interceptor Sanitary Sewer.
7. Modifies the covenant provisions regarding Lot 1002 so that it will no longer be required to be a member of the Conway Farm Property Owner's Association.
8. Releases the existing land use covenant restrictions for Lot 1002.

PROCEDURAL ISSUES: The petitioner has applied for and submitted all documentation in accordance with the Subdivision Ordinance and requests consideration of the proposed Final Plat and requested waivers. The PZC is asked to consider all of the documents concerning the proposed final plat. The PZC provides a recommendation to the BOT and the BOT will approve or deny the Final Plat and requested waivers.

LOCATION / SITE DESCRIPTION: The site is located south and east of the Conway Farms Subdivision Lake, and north of the railroad tracks. Roberto Road right-of-way stubs into the north of this property. The plat includes 45.36± acres and consists of two (2) lots, three (3) outlots and right-of-way dedication for the future South Mahomet Road extension. The two (2) north outlots are under contract to be sold to the respective adjacent property owner to increase the size of their lots. The two (2) north outlots will be tied to the adjacent existing home lot.

CONFORMANCE TO ZONING ORDINANCE: Future replat subdivisions of the two (2) lots created are expected to enable development of residential neighborhoods. An Area General Plan is expected with the future development of each lot if multiple phases are planned, one (1) lot north of future South Mahomet Road and one (1) lot south of future South Mahomet Road.

CONFORMANCE TO COMPREHENSIVE PLAN: The Village of Mahomet Comprehensive Plan currently designates this site within the East Village functional framework area. A mix of residential development is expected in this area. The future land use plan recommends single-family residential detached uses in this general area. The new South Mahomet Road, when constructed by the village, will provide the street access necessary to develop the land in the planned and zoned uses.

POLICE / FIRE PROTECTION: The Village of Mahomet Police Department currently provides police protection to this site and is approximately 1.6 miles from the police station. This property is within the Cornbelt Fire Protection District and is approximately 1.9 miles from the fire station.

SANITARY SEWER AND WATER FACILITIES: Sanitary sewer and public water services will be available from the Village to serve the site with the extensions that are planned as part of the South Mahomet Road extension project. Two (2) interceptor sewers will provide coverage for all of the property except that the northern most portion will likely be served by extension of sanitary sewer main from the Halo Drive, Roberto Rd intersection. Water main will be brought under the railroad tracks with the SMR project enabling a developer to connect to the existing system.

STREETS AND SIDEWALKS: South Mahomet Road and associated sidewalks and pathways will be constructed by the Village of Mahomet. Future roadway extensions internal to the two (2) development lots are not provided as part of this subdivision. Further development of roadways would be reviewed and approved as part of future replat subdivisions. SMR will be able to accommodate street intersections. No residential driveways will be permitted per ordinance limitations given the higher classification of roadway. Any developer will construct all access points/street frontages for any developable lots.

STORMWATER MANAGEMENT: The Village will construct stormwater management for South Mahomet Road. A waiver is requested to defer stormwater management requirements for the remainder of the land until further development occurs. When the land north of South Mahomet Road is developed, stormwater will be detained in the Conway Lake and all lots will be members of the association. The land south of South Mahomet will need to detain its own stormwater to achieve compliance with regulations. The HOA established in that area will be responsible for any maintenance of a basin.

OUTSIDE AGENCY REVIEW: As required, the developer's engineer forwarded copies of the Final Plat to outside agencies for review. No objections had been received at the time of this report.

WAIVERS REQUESTED: The following eight (8) waivers are requested to support the proposed subdivision:

1. Defer the construction of stormwater management facilities within Lot 1002 until such time as required due to site development activities on Lot 1002.
2. Waive the submission of a Preliminary Plat.

3. Defer construction of public infrastructure improvements for water mains, sanitary sewers, and storm drainage lines until such times as lot development on Lot 1001 or Lot 1002 necessitates the construction of these public utilities.
4. Waive the requirement to construct South Mahomet Road in as much as the Village of Mahomet is contractually obligated to construct those improvements.
5. Waive the construction of a temporary cul-de-sac for Roberto Road until such time as Lot 1001 undergoes further development.
6. Waive the requirement to construct a bike path and sidewalk along South Mahomet Road inasmuch as the Village of Mahomet is contractually obligated to construct those improvements.
7. Defer the submission of a Stormwater Management Plan until such time as Lot 1001 or Lot 1002 undergo site development.
8. Defer the requirement of the submission of a Subdivision Performance Bond and its accompanying Surety until such time as developer proposes construction of public improvements.

STAFF RECOMMENDATION: Approve the final plat and requested waivers.

The Prairieside Subdivision final plat complies with regulations. A recommendation is needed on the plats with the requested waivers. A draft resolution has been prepared and is attached. The PZC can alter the resolution as needed. The Village and the developer would like to record the subdivision this calendar year to secure the right of way necessary for the pursuit of the railroad crossing for South Mahomet Road. The Board of Trustees will discussion this plat at their study session scheduled for December 8.

ATTACHMENTS:

- A) Aerial / Location Map
- B) Final Plat
- C) Draft Resolution

MAP2020-01 Prairieside Subdivision



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

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INDEX OF SHEETS

- 1 COVER SHEET
- 2 FINAL PLAT

GENERAL NOTES

ALL MEASUREMENTS ARE IN FEET AND DECIMAL PARTS THEREOF, UNLESS NOTED OTHERWISE.

NAMES OF ANY APPARENT ADJOINING LAND OWNERS SHOWN WERE OBTAINED FROM THE COUNTY ASSESSOR'S RECORDS, CHAMPAIGN COUNTY, ILLINOIS.

BEARINGS SHOWN ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83 (2011).

THIS SUBDIVISION IS LOCATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF MAHOMET, CHAMPAIGN COUNTY, ILLINOIS.

DETAILS NOT DRAWN TO SCALE.

ZONING NOTE

ACCORDING TO SECTION 152.023 OF THE VILLAGE OF MAHOMET MUNICIPAL CODE, THE AREA SURVEYED IS REPORTEDLY ZONED "R1B" (SINGLE FAMILY RESIDENTIAL DISTRICT):

BUILDING SETBACK SHALL BE 25 FEET ALONG SOUTH MAHOMET ROAD AND ROBERTO ROAD.

ENGINEER'S CERTIFICATION

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE SITE DRAINAGE CONDITIONS AND SURFACE WATER DRAINAGE WILL NOT BE CHANGED BY THIS SUBDIVISION, OR IF SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH WATERS INTO PUBLIC AREAS OR DRAINAGE FACILITIES WHICH THE SUBDIVIDER 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 ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THIS SUBDIVISION.

EDWARD L. CLANCY, P.E. 31344

DATE

DARRIN PETERS

DATE

FINAL PLAT APPROVAL

THE FINAL PLAT ENTITLED PRAIRIESIDE SUBDIVISION HAS RECEIVED RECOMMENDATION FOR (APPROVAL / DISAPPROVAL) BY THE PLAN AND ZONING COMMISSION OF MAHOMET ILLINOIS, THIS _____ DAY OF _____ 2020.

CHAIRPERSON

THE FINAL PLAT ENTITLED PRAIRIESIDE 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 WILL BECOME VOID.

PRESIDENT, BOARD OF TRUSTEES

DATE

VILLAGE CLERK

DATE

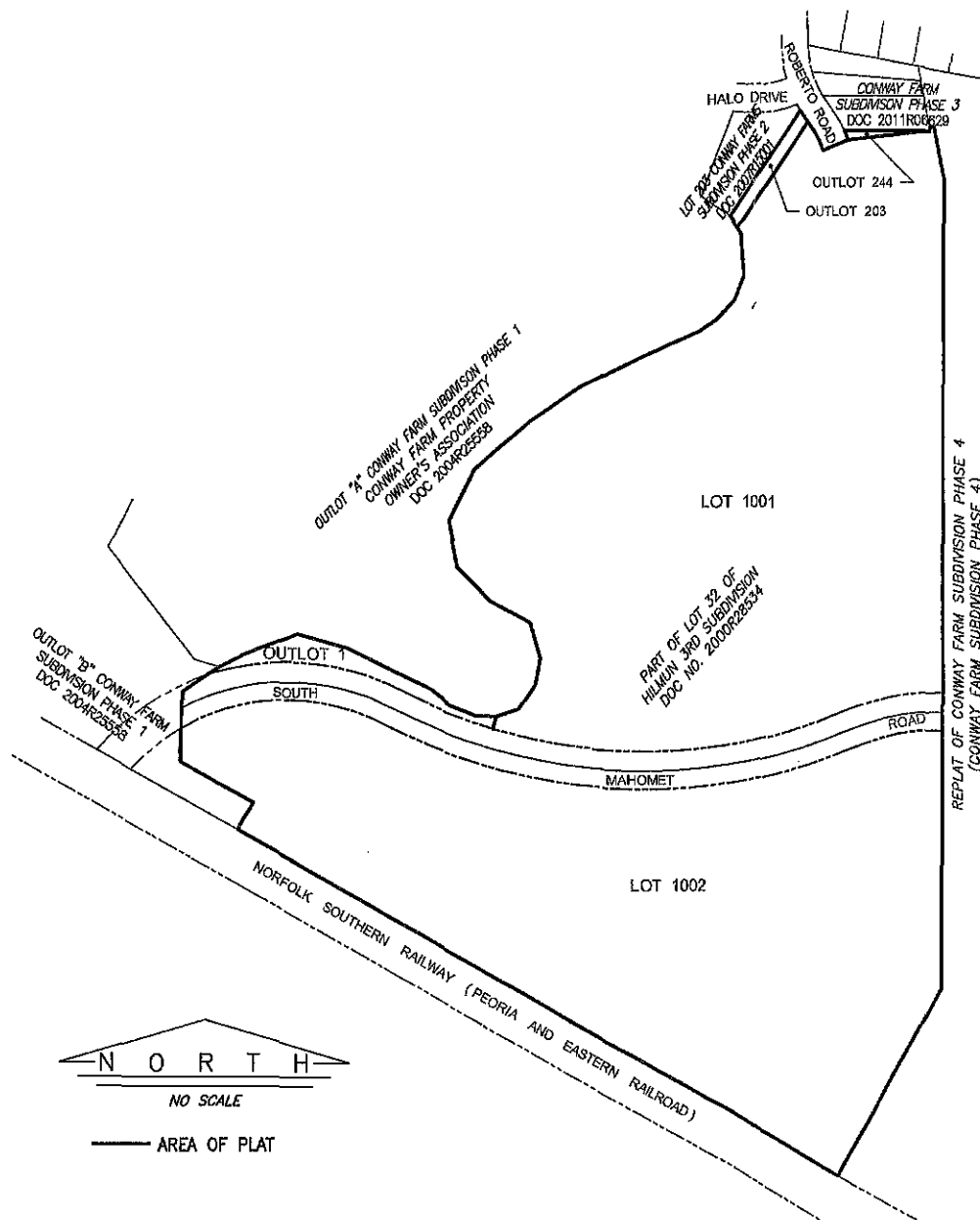
PRAIRIESIDE SUBDIVISION

PART OF THE WEST HALF AND PART OF THE WEST HALF

OF THE EAST HALF OF SECTION 23, TOWNSHIP 20 NORTH,

RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN.

VILLAGE OF MAHOMET, CHAMPAIGN COUNTY ILLINOIS.



SURVEYOR'S CERTIFICATE

I, EDWARD L. CLANCY, ILLINOIS PROFESSIONAL LAND SURVEYOR 2207 AND PRESIDENT OF BERNIS, CLANCY AND ASSOCIATES, P.C. DO HEREBY STATE THAT AT THE REQUEST OF AND FOR THE EXCLUSIVE BENEFIT OF THE VILLAGE OF MAHOMET, I HAVE PREPARED A FINAL PLAT OF SUBDIVISION TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN CHAMPAIGN COUNTY, ILLINOIS OF A PART OF LOT 32 IN HILMAN THIRD SUBDIVISION IN SECTION 23, TOWNSHIP 20 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, VILLAGE OF MAHOMET, CHAMPAIGN COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 2000R28534 IN THE CHAMPAIGN COUNTY RECORDER OF DEEDS OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING ON THE SOUTH RIGHT OF WAY LINE OF S.B.L. ROUTE 39/U.S. ROUTE 150 (OAK STREET) CONVEYED TO THE VILLAGE OF MAHOMET PER TRUSTEE'S DEED RECORDED DECEMBER 9, 1996 AS DOCUMENT NO. 96R30242 IN BOOK 2473 PAGE 154 IN THE CHAMPAIGN COUNTY RECORDER OF DEEDS OFFICE, AT THE POINT OF INTERSECTION WITH THE WEST LINE OF THE EAST HALF OF SECTION 23; THENCE SOUTH 00 DEGREES 08 MINUTES 29 SECONDS EAST 3,853.21 FEET ON SAID WEST LINE OF THE EAST HALF OF SECTION 23 TO THE SOUTHEAST CORNER OF OUTLOT 1 IN CONWAY FARM SUBDIVISION PHASE 4, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 2011R08630 IN THE CHAMPAIGN COUNTY RECORDER OF DEEDS OFFICE ON THE NORTHERLY RIGHT OF WAY LINE OF THE PEORIA & EASTERN RAILROAD; THENCE NORTH 60 DEGREES 55 MINUTES 40 SECONDS WEST 1,620.00 FEET ON SAID NORTHERLY RIGHT OF WAY LINE OF THE PEORIA & EASTERN RAILROAD TO THE POINT OF BEGINNING AT THE SOUTHWEST CORNER OF LOT 502 IN SAID CONWAY FARM SUBDIVISION PHASE 4; THENCE CONTINUING NORTH 60 DEGREES 55 MINUTES 40 SECONDS WEST 1,488.80 FEET ON SAID NORTHERLY RIGHT OF WAY LINE OF THE PEORIA & EASTERN RAILROAD TO THE SOUTHEAST CORNER OF OUTLOT B IN CONWAY FARM SUBDIVISION PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 2004R25558 IN THE CHAMPAIGN COUNTY RECORDER OF DEEDS OFFICE; THENCE NORTH 29 DEGREES 04 MINUTES 20 SECONDS EAST 30.00 FEET ON THE EASTERLY LINE OF SAID OUTLOT B; THENCE NORTHEASTERLY ON SAID EASTERLY LINE OF OUTLOT B 36.14 FEET ON A TANGENTIAL CURVE CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 08 DEGREES 37 MINUTES 37 SECONDS, A RADIUS OF 240.00 FEET AND A CHORD OF 36.10 FEET BEARING NORTH 33 DEGREES 23 MINUTES 09 SECONDS EAST FROM THE LAST DESCRIBED COURSE; THENCE NORTH 60 DEGREES 55 MINUTES 40 SECONDS WEST 179.90 FEET ON SAID EASTERLY LINE OF OUTLOT B; THENCE NORTH 01 DEGREES 11 MINUTES 09 SECONDS EAST 148.88 FEET ON SAID EASTERLY LINE OF OUTLOT B; THENCE NORTH 56 DEGREES 44 MINUTES 04 SECONDS EAST 84.00 FEET ON SAID EASTERLY LINE OF OUTLOT B TO THE SOUTHEAST CORNER OF OUTLOT A IN SAID CONWAY FARM SUBDIVISION PHASE 1; THENCE NORTH 83 DEGREES 13 MINUTES 36 SECONDS EAST 58.69 FEET ON THE EASTERLY LINE OF SAID OUTLOT A; THENCE NORTH 68 DEGREES 24 MINUTES 36 SECONDS EAST 122.62 FEET ON SAID EASTERLY LINE OF OUTLOT A; THENCE SOUTH 74 DEGREES 35 MINUTES 11 SECONDS EAST 109.66 FEET ON SAID EASTERLY LINE OF OUTLOT A; THENCE SOUTH 64 DEGREES 22 MINUTES 31 SECONDS EAST 202.57 FEET ON SAID EASTERLY LINE OF OUTLOT A; THENCE SOUTH 52 DEGREES 43 MINUTES 52 SECONDS EAST 51.02 FEET ON SAID EASTERLY LINE OF OUTLOT A; THENCE SOUTH 88 DEGREES 06 MINUTES 31 SECONDS EAST 44.35 FEET ON SAID EASTERLY LINE OF OUTLOT A; THENCE NORTH 71 DEGREES 07 MINUTES 44 SECONDS EAST 48.43 FEET ON SAID EASTERLY LINE OF OUTLOT A; THENCE NORTH 33 DEGREES 57 MINUTES 07 SECONDS EAST 62.90 FEET ON SAID EASTERLY LINE OF OUTLOT A; THENCE NORTH 10 DEGREES 31 MINUTES 55 SECONDS EAST 58.89 FEET ON SAID EASTERLY LINE OF OUTLOT A; THENCE NORTH 16 DEGREES 40 MINUTES 28 SECONDS WEST 78.10 FEET ON SAID EASTERLY LINE OF OUTLOT A; THENCE NORTH 61 DEGREES 25 MINUTES 24 SECONDS WEST 97.21 FEET ON SAID EASTERLY LINE OF OUTLOT A; THENCE NORTH 44 DEGREES 12 MINUTES 09 SECONDS WEST 99.55 FEET ON SAID EASTERLY LINE OF OUTLOT A; THENCE NORTH 11 DEGREES 09 MINUTES 13 SECONDS WEST 99.55 FEET ON SAID EASTERLY LINE OF OUTLOT A; THENCE NORTH 25 DEGREES 47 MINUTES 40 SECONDS EAST 122.13 FEET ON SAID EASTERLY LINE OF OUTLOT A; THENCE NORTH 49 DEGREES 15 MINUTES 50 SECONDS EAST 136.89 FEET ON SAID EASTERLY LINE OF OUTLOT A; THENCE NORTH 56 DEGREES 17 MINUTES 21 SECONDS EAST 136.50 FEET ON SAID EASTERLY LINE OF OUTLOT A; THENCE NORTH 63 DEGREES 01 MINUTES 50 SECONDS EAST 136.12 FEET ON SAID EASTERLY LINE OF OUTLOT A; THENCE NORTH 85 DEGREES 43 MINUTES 52 SECONDS EAST 136.04 FEET ON SAID EASTERLY LINE OF OUTLOT A; THENCE NORTH 57 DEGREES 19 MINUTES 27 SECONDS EAST 42.87 FEET ON SAID EASTERLY LINE OF OUTLOT A; THENCE NORTH 42 DEGREES 39 MINUTES 17 SECONDS EAST 56.88 FEET ON SAID EASTERLY LINE OF OUTLOT A; THENCE NORTH 21 DEGREES 36 MINUTES 40 SECONDS EAST 54.78 FEET ON SAID EASTERLY LINE OF OUTLOT A; THENCE NORTH 03 DEGREES 58 MINUTES 30 SECONDS WEST 90.10 FEET ON SAID EASTERLY LINE OF OUTLOT A; THENCE NORTH 34 DEGREES 21 MINUTES 05 SECONDS WEST 44.84 FEET ON SAID EASTERLY LINE OF OUTLOT A TO THE SOUTHEAST CORNER OF LOT 203 IN CONWAY FARM SUBDIVISION PHASE 2, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 2007R15001 IN THE CHAMPAIGN COUNTY RECORDER OF DEEDS OFFICE; THENCE NORTH 35 DEGREES 18 MINUTES 20 SECONDS EAST 273.97 FEET ON THE EASTERLY LINE OF SAID LOT 203 TO THE WESTERLY RIGHT OF WAY LINE OF ROBERTO ROAD; THENCE SOUTHEASTERLY ON SAID WESTERLY RIGHT OF WAY LINE 29.72 FEET ON A NON-TANGENTIAL CURVE CONCAVE TO THE NORTHEAST HAVING A CENTRAL ANGLE OF 08 DEGREES 04 MINUTES 53 SECONDS, A RADIUS OF 280.00 FEET AND A CHORD OF 29.71 FEET BEARING SOUTH 38 DEGREES 15 MINUTES 32 SECONDS EAST FROM THE LAST DESCRIBED COURSE; THENCE SOUTHEASTERLY ON SAID WESTERLY RIGHT OF WAY LINE 69.55 FEET ON A TANGENTIAL CURVE CONCAVE TO THE SOUTHWEST HAVING A CENTRAL ANGLE OF 18 DEGREES 08 MINUTES 44 SECONDS, A RADIUS OF 220.00 FEET AND A CHORD OF 69.28 FEET BEARING SOUTH 30 DEGREES 14 FEET 38 SECONDS EAST FROM THE CHORD OF THE LAST DESCRIBED ARC TO THE SOUTHERLY LINE OF SAID CONWAY FARM SUBDIVISION PHASE 2; THENCE NORTH 68 DEGREES 48 MINUTES 46 SECONDS EAST 60.00 FEET ON SAID SOUTHERLY LINE OF CONWAY FARM SUBDIVISION PHASE 2 TO THE EASTERLY RIGHT OF WAY LINE OF ROBERTO ROAD; THENCE NORTHEASTERLY ON SAID EASTERLY RIGHT OF WAY LINE OF ROBERTO ROAD 20.55 FEET ON A NON-TANGENTIAL CURVE CONCAVE TO THE SOUTHWEST HAVING A CENTRAL ANGLE OF 04 DEGREES 12 MINUTES 18 SECONDS, A RADIUS OF 280.00 FEET AND A CHORD OF 20.54 FEET BEARING NORTH 23 DEGREES 17 MINUTES 23 SECONDS WEST FROM THE LAST DESCRIBED COURSE TO THE SOUTHWEST CORNER OF LOT 244 IN CONWAY FARM SUBDIVISION PHASE 3, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 2011R08629 IN THE CHAMPAIGN COUNTY RECORDER OF DEEDS OFFICE; THENCE NORTH 89 DEGREES 51 MINUTES 31 SECONDS EAST 184.13 FEET TO THE SOUTHEAST CORNER OF SAID LOT 244; THENCE NORTH 10 DEGREES 52 MINUTES 18 SECONDS WEST 9.14 FEET ON THE EAST LINE OF SAID LOT 244 TO THE WESTERLY LINE OF LOT 501 IN SAID CONWAY FARM SUBDIVISION PHASE 4; THENCE NORTH 89 DEGREES 51 MINUTES 31 SECONDS EAST 10.18 FEET ON SAID WESTERLY LINE OF LOT 501; THENCE SOUTH 10 DEGREES 52 MINUTES 18 SECONDS EAST 114.29 FEET ON SAID WESTERLY LINE OF LOT 501; THENCE SOUTH 00 DEGREES 08 MINUTES 29 SECONDS EAST 1712.32 FEET ON SAID WEST LINE OF LOT 501; THENCE SOUTH 29 DEGREES 04 MINUTES 20 SECONDS WEST 454.45 FEET TO THE POINT OF BEGINNING, WITH ASSUMED BEARINGS GIVEN FOR DESCRIPTION PURPOSES ONLY.

I FURTHER STATE THAT I HAVE SUBDIVIDED THE SAME INTO TWO (2) LOTS, THREE (3) OUTLOTS AND THE PUBLIC STREET AS SHOWN ON THE ACCOMPANYING PLAT.

IRON ROD MONUMENTS IDENTIFY ALL LOT CORNERS AS SHOWN ON SAID PLAT AND ALL MEASUREMENTS ARE GIVEN IN FEET AND DECIMALS THEREOF. STREETS DESIGNATED ON SAID PLAT ARE DEDICATED FOR PUBLIC USE. GENERAL PURPOSE UTILITY EASEMENTS ARE HEREBY DEDICATED FOR THE USE OF PUBLIC AND QUAS-PUBLIC UTILITIES AND FOR THE USE OF COMMUNITY ANTENNA TELEVISION SYSTEMS AS DEPICTED HEREON.

SAID SUBDIVISION IS TO BE KNOWN AS "PRAIRIESIDE SUBDIVISION, VILLAGE OF MAHOMET, CHAMPAIGN COUNTY, ILLINOIS."

I FURTHER STATE THAT THE FOREGOING PLAT ACCOMPANYING THIS CERTIFICATE ACCURATELY REPRESENTS THE ABOVE DESCRIBED PROPERTY AS SUBDIVIDED AND THAT NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN 500 FEET OF A SURFACE DRAIN OR WATER COURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.

I FURTHER STATE THAT NO PART OF SAID HEREIN DESCRIBED SUBDIVISION IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE COMMUNITY PANEL NO. 1701900267D DATED OCTOBER 2, 2013.

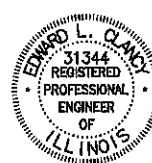
I FURTHER STATE THAT THE ACCOMPANYING PLAT OF SURVEY IS A SCALED REPRESENTATION OF THE PHYSICAL SITUATION WHICH I FOUND IN THE FIELD AND SHOWS THE LOCATION OF VARIOUS ABOVE-GROUND FACILITIES WHICH I FOUND IN THE FIELD AT THE TIME OF MY FIELD SURVEY OF THESE PREMISES FROM JUNE 30, 2020 TO OCTOBER 12, 2020.

I FURTHER STATE THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

SIGNED AND SEALED OCTOBER 28, 2020

PRELIMINARY

EDWARD L. CLANCY, P.E., L.S., PRESIDENT
BERNIS, CLANCY AND ASSOCIATES, P.C.
ILLINOIS PROFESSIONAL LAND SURVEYOR 2207
LICENSE EXPIRATION: NOVEMBER 30, 2020
ILLINOIS PROFESSIONAL ENGINEER 31344
LICENSE EXPIRATION: NOVEMBER 30, 2021
URBANA, CHAMPAIGN COUNTY, ILLINOIS
ILLINOIS PROFESSIONAL DESIGN FIRM 2999
LICENSE EXPIRATION: APRIL 30, 2021

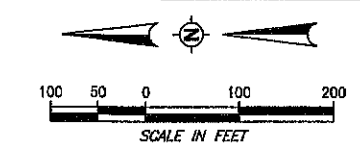
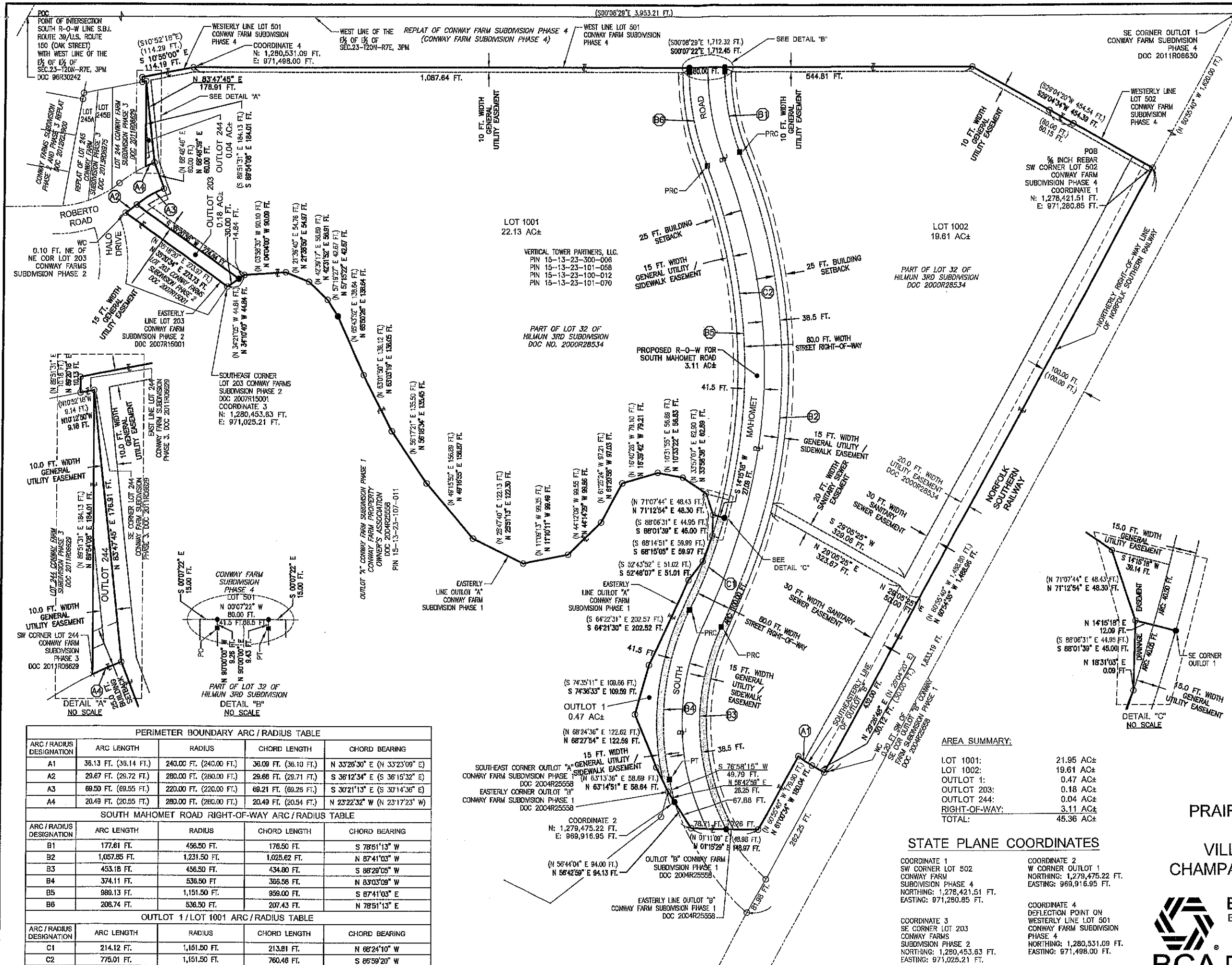


PRAIRIESIDE SUBDIVISION
FINAL PLAT
VILLAGE OF MAHOMET
CHAMPAIGN COUNTY, ILLINOIS



BERNIS, CLANCY AND ASSOCIATES
ENGINEERS • SURVEYORS • PLANNERS
405 EAST MAIN STREET - POST OFFICE BOX 755
URBANA, ILLINOIS 61803-0755
PHONE: (217) 384-1144 - FAX: (217) 384-3355

JOB: 302-1225
FILE: 302-1225.DWG
DATE: 102620
SHEET 1 OF 2



- LEGEND**
- 30 INCH LONG, 1/2 INCH DIAMETER IRON PIPE SURVEY MONUMENT SET WITH ALUMINUM CAP STAMPED "ILS 2207"
 - CONCRETE SURVEY MONUMENT/30 INCH LONG, 1/2 INCH DIAMETER IRON PIPE SURVEY MONUMENT SET WITH ALUMINUM CAP STAMPED "ILS 2207"
 - EXISTING 5/8 INCH IRON PIN SURVEY MONUMENT FOUND
 - × CHISELED "X" SURVEY MONUMENT SET IN CONCRETE
 - EXISTING UTILITY EASEMENT LINE
 - EXISTING RIGHT-OF-WAY LINE
 - PROPOSED ROADWAY BASELINE (CENTERLINE OF PAVEMENT)
 - TITLE LINE
 - POC POINT-OF-COMMENCEMENT
 - POB POINT-OF-BEGINNING
 - () RECORD MEASUREMENT AND/OR DATA
 - WC WITNESS CORNER
 - PC POINT-OF-CURVATURE
 - PT POINT-OF-TANGENCY
 - PRC POINT-OF-REVERSE CURVE
 - PROPOSED BUILDING SETBACK LINE
 - PROPOSED EASEMENT LINE
 - PROPOSED RIGHT-OF-WAY LINE
 - NO VEHICLE ACCESS STRIP

PERIMETER BOUNDARY ARC / RADIUS TABLE				
ARC / RADIUS DESIGNATION	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
A1	36.13 FT. (36.14 FT.)	240.00 FT. (240.00 FT.)	36.09 FT. (36.10 FT.)	N 33°26'30" E (N 33°23'09" E)
A2	29.67 FT. (29.72 FT.)	280.00 FT. (280.00 FT.)	29.66 FT. (29.71 FT.)	S 36°12'34" E (S 36°15'32" E)
A3	69.50 FT. (69.55 FT.)	220.00 FT. (220.00 FT.)	69.21 FT. (69.26 FT.)	S 30°21'13" E (S 30°14'36" E)
A4	20.49 FT. (20.55 FT.)	280.00 FT. (280.00 FT.)	20.49 FT. (20.54 FT.)	N 23°22'32" W (N 23°17'23" W)
SOUTH MAHOMET ROAD RIGHT-OF-WAY ARC / RADIUS TABLE				
ARC / RADIUS DESIGNATION	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
B1	177.61 FT.	456.50 FT.	176.50 FT.	S 78°51'13" W
B2	1,057.85 FT.	1,231.50 FT.	1,025.62 FT.	N 87°41'03" W
B3	453.18 FT.	456.50 FT.	434.80 FT.	S 88°29'05" W
B4	374.11 FT.	536.50 FT.	368.58 FT.	N 83°03'09" W
B5	989.13 FT.	1,151.50 FT.	959.00 FT.	S 87°41'03" E
B6	208.74 FT.	536.50 FT.	207.43 FT.	N 78°51'13" E
OUTLOT 1/LOT 1001 ARC / RADIUS TABLE				
ARC / RADIUS DESIGNATION	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	214.12 FT.	1,151.50 FT.	213.81 FT.	N 68°24'10" W
C2	775.01 FT.	1,151.50 FT.	760.48 FT.	S 86°59'20" W

AREA SUMMARY:

LOT 1001:	21.95 AC±
LOT 1002:	19.61 AC±
OUTLOT 1:	0.47 AC±
OUTLOT 203:	0.18 AC±
OUTLOT 244:	0.04 AC±
RIGHT-OF-WAY:	3.11 AC±
TOTAL:	45.36 AC±

STATE PLANE COORDINATES

COORDINATE 1
SW CORNER LOT 502
CONWAY FARM
SUBDIVISION PHASE 4
NORTHING: 1,278,421.51 FT.
EASTING: 971,260.85 FT.

COORDINATE 2
W CORNER OUTLOT 1
CONWAY FARM SUBDIVISION PHASE 4
NORTHING: 1,279,475.22 FT.
EASTING: 969,916.95 FT.

COORDINATE 3
SE CORNER LOT 203
CONWAY FARM SUBDIVISION PHASE 2
NORTHING: 1,280,453.63 FT.
EASTING: 971,025.21 FT.

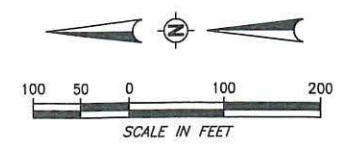
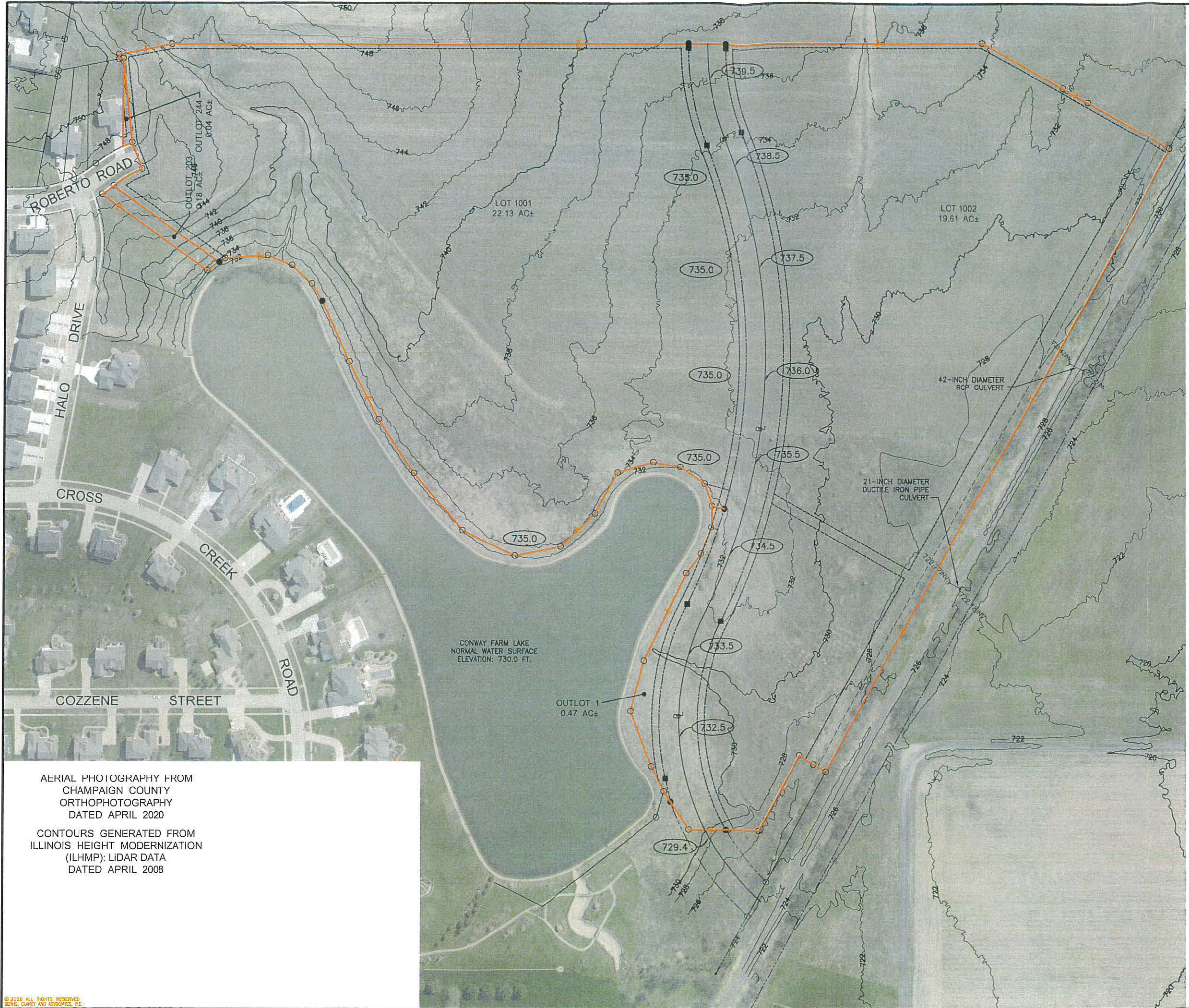
COORDINATE 4
DEFLECTION POINT ON
WESTERLY LINE LOT 501
CONWAY FARM SUBDIVISION PHASE 4
NORTHING: 1,280,531.09 FT.
EASTING: 971,498.00 FT.

**PRAIRIESIDE SUBDIVISION
FINAL PLAT
VILLAGE OF MAHOMET
CHAMPAIGN COUNTY, ILLINOIS**

BERNS, CLANCY AND ASSOCIATES
ENGINEERS • SURVEYORS • PLANNERS
405 EAST MAIN STREET - POST OFFICE BOX 755
URBANA, ILLINOIS 61803-0755
PHONE: (217) 384-1144 - FAX: (217) 384-3355

BCA

JOB: 302-1225	DATE: 10/26/20	SHEET 2 OF 2
FILE: 302-1225.DWG		



- LEGEND**
- 30 INCH LONG, 1/2 INCH DIAMETER IRON PIPE SURVEY MONUMENT SET WITH ALUMINUM CAP STAMPED "ILS 2207"
 - EXISTING IRON PIPE/PIN SURVEY MONUMENT FOUND
 - CONCRETE SURVEY MONUMENT/30 INCH LONG, 1/2 INCH DIAMETER IRON PIPE SURVEY MONUMENT SET WITH ALUMINUM CAP STAMPED "ILS 2207"
 - EXISTING UTILITY EASEMENT LINE
 - EXISTING RIGHT-OF-WAY LINE
 - TITLE LINE
 - + 723.400M EXISTING "HARD" SPOT ELEVATION AT INVERT
 - EXISTING INDEX CONTOUR LINE
 - EXISTING INTERMEDIATE CONTOUR LINE
 - EXISTING CULVERT
 - 735.0 PROPOSED SPOT ELEVATION
 - PROPOSED ROADWAY BASELINE (CENTERLINE OF PAVEMENT)
 - PROPOSED RIGHT-OF-WAY LINE
 - PROPOSED EASEMENT LINE

AERIAL PHOTOGRAPHY FROM
CHAMPAIGN COUNTY
ORTHOGRAPHY
DATED APRIL 2020

CONTOURS GENERATED FROM
ILLINOIS HEIGHT MODERNIZATION
(ILHMP): LIDAR DATA
DATED APRIL 2008

**PRAIRIESIDE SUBDIVISION
SUBSIDIARY DRAINAGE PLAT
VILLAGE OF MAHOMET
CHAMPAIGN COUNTY, ILLINOIS**



BERNS, CLANCY AND ASSOCIATES
ENGINEERS • SURVEYORS • PLANNERS
405 EAST MAIN STREET - POST OFFICE BOX 755
URBANA, ILLINOIS 61803-0755
PHONE: (217) 384-1144 - FAX: (217) 384-3355

JOB: 302-1225	DATE: 101920	SHEET 1 OF 1
FILE: 302-1225D.DWG		

**A RESOLUTION FOR THE PLAN AND ZONING COMMISSION
VILLAGE OF MAHOMET, CHAMPAIGN COUNTY, ILLINOIS**

**CONCERNING THE FINAL PLAT FOR
PRAIRIESIDE SUBDIVISION**

- WHEREAS,** the Board of Trustees of the Village of Mahomet, pursuant to the authority conferred by the Statutes of the State of Illinois, has established certain standards and procedures for review and approval of subdivisions within the Corporate Limits of the Village of Mahomet, Illinois and within one and one-half miles thereof; and,
- WHEREAS,** the developer of the proposed **Prairieside Subdivision** submitted certain documents, including a Final Plat, for review and approval by the Village of Mahomet; and,
- WHEREAS,** Village staff, Village Engineer and Village Attorney reviewed the Final Plat and supporting technical documents for **Prairieside 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 **Prairieside 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 developer requested the following eight (8) waivers to support the subdivision:
1. Defer the construction of stormwater management facilities within Lot 1002 until such time as required due to site development activities on Lot 1002.
 2. Waive the submission of a Preliminary Plat.
 3. Defer construction of public infrastructure improvements for water mains, sanitary sewers, and storm drainage lines until such times as lot development on Lot 1001 or Lot 1002 necessitates the construction of these public utilities.
 4. Waive the requirement to construct South Mahomet Road.
 5. Waive the construction of a temporary cul-de-sac for Roberto Road until such time as Lot 1001 undergoes further development.
 6. Waive the requirement to construct a bike path and sidewalk along South Mahomet Road.
 7. Defer the submission of a Stormwater Management Plan until such time as Lot 1001 or Lot 1002 undergo site development.
 8. Defer the requirement of the submission of a Subdivision Performance Bond and its accompanying Surety until such time as developer proposes construction of public improvements.

WHEREAS, the Plan and Zoning Commission met and reviewed the Final Plat, requested waivers, 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 1st day of December, 2020, 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 Subdivision** 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 Plan and Zoning Commission does hereby recommend **APPROVAL / DENIAL** of the requested waivers:
 - 1. Defer the construction of stormwater management facilities within Lot 1002 until such time as required due to site development activities on Lot 1002.
 - 2. Waive the submission of a Preliminary Plat.
 - 3. Defer construction of public infrastructure improvements for water mains, sanitary sewers, and storm drainage lines until such times as lot development on Lot 1001 or Lot 1002 necessitates the construction of these public utilities.
 - 4. Waive the requirement to construct South Mahomet Road.
 - 5. Waive the construction of a temporary cul-de-sac for Roberto Road until such time as Lot 1001 undergoes further development.
 - 6. Waive the requirement to construct a bike path and sidewalk along South Mahomet Road.
 - 7. Defer the submission of a Stormwater Management Plan until such time as Lot 1001 or Lot 1002 undergo site development.
 - 8. Defer the requirement of the submission of a Subdivision Performance Bond and its accompanying Surety until such time as developer proposes construction of public improvements.
- 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

Village of Mahomet

2021 Application Deadlines for all PZC and BOA cases (legal publication may not be applicable)

Plan and Zoning Commission (PZC)

PZC Meeting	Application Submission Deadline	Public Hearing Legal Publication Deadline
January 5, 2021	December 4, 2020	December 21, 2020
February 2, 2021	January 4, 2021	January 18, 2021
March 2, 2021	January 29, 2021	February 15, 2021
April 6, 2021	March 5, 2021	March 22, 2021
May 4, 2021	April 2, 2021	April 19, 2021
June 1, 2021	April 30, 2021	May 17, 2021
July 6, 2021	June 4, 2021	June 21, 2021
August 3, 2021	July 2, 2021	July 19, 2021
September 7, 2021	August 6, 2021	August 23, 2021
October 5, 2021	September 3, 2021	September 20, 2021
November 2, 2021	October 1, 2021	October 18, 2021
December 7, 2021	November 5, 2021	November 22, 2021
January 4, 2022	December 3, 2021	December 20, 2021

Board of Appeals (BOA)

PZC Meeting	BOA Meeting	Application Submission Deadline	Public Hearing Legal Publication Deadline
January 5, 2021	January 20, 2021	December 4, 2020	January 5, 2021
February 2, 2021	February 17, 2021	January 4, 2021	February 2, 2021
March 2, 2021	March 17, 2021	January 29, 2021	March 2, 2020
April 6, 2021	April 21, 2021	March 5, 2021	April 6, 2021
May 4, 2021	May 19, 2021`	April 2, 2021	May 4, 2021
June 1, 2021	June 16, 2021	April 30, 2021	June 1, 2021
July 6, 2021	July 21, 2021	June 4, 2021	July 6, 2021
August 3, 2021	August 18, 2021	July 2, 2021	August 3, 2021
September 7, 2021	September 15, 2021	August 6, 2021	August 31, 2021
October 5, 2021	October 20, 2021	September 3, 2021	October 5, 2021
November 2, 2021	November 17, 2021	October 1, 2021	November 2, 2021
December 7, 2021	December 15, 2021	November 5, 2021	November 30, 2021
January 4, 2022	January 19, 2022	December 3, 2021	January 4, 2022

Village accepts complete applications up to the submission deadline date.

Village determines if application will proceed or be moved to the next scheduled meeting.