



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

Join Zoom Meeting
<https://us02web.zoom.us/j/2175864456>

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 September 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 September 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 ALLOW THE RAISING OF CHICKENS (HENS ONLY) AS AN ACCESSORY USE IN SINGLE-FAMILY AND TWO-FAMILY RESIDENTIAL ZONING CLASSIFICATIONS.

6. RESOLUTIONS and MOTIONS (TO BE ACTED UPON)

ZONING ORDINANCE TEXT AMENDMENT

A RESOLUTION CONCERNING A TEXT AMENDMENT TO ALLOW THE RAISING OF CHICKENS (HENS ONLY) AS AN ACCESSORY USE IN SINGLE-FAMILY AND TWO-FAMILY RESIDENTIAL ZONING CLASSIFICATIONS.

RIDGE CREEK FIFTH SUBDIVISION (FINAL PLAT)

A RESOLUTION CONCERNING A FINAL PLAT FOR RIDGE CREEK FIFTH SUBDIVISION ON 11.287± ACRES OF LAND LOCATED NORTH AND WEST OF GOLDEN ROD DRIVE

CONWAY FARMS SUBDIVISION PHASE 4 (REPLAT)

A RESOLUTION CONCERNING A REPLAT SUBDIVISION FOR CONWAY FARMS SUBDIVISION PHASE 4 ON 74.74± ACRES OF LAND LOCATED SOUTH OF THE CHURCHILL ROAD ROUNDABOUT

7. PRELIMINARY DISCUSSION

THORNEWOOD SUBDIVISION - FUTURE PHASES

8. COMMISSIONER / STAFF COMMENTS

NEXT PZC MEETING – OCTOBER 6, 2020

9. ADJOURN



Village of Mahomet

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

REPORT TO PLAN AND ZONING COMMISSION Meeting September 1, 2020

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

PROJECT: TEXT AMENDMENT – ZONING REGULATIONS – CHICKENS (HENS ONLY)

REQUESTED ACTION: **Public Hearing**
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 text amendment. The public hearing is scheduled for the September 1, 2020 PZC meeting. Public notice was published in The News-Gazette on August 16, 2020. The PZC acts in an advisory role to the Board of Trustees regarding text amendments.

OVERVIEW: Based on community member requests and direction from the Board of Trustees, Village staff has prepared a draft Zoning Ordinance text amendment related to the addition of a residential accessory use which would allow the raising of chickens for personal use on single-family and two-family zoned properties (R-1A, R-1B, R-1C and R-2).

SUMMARY OF PROPOSED ZONING ORDINANCE AMENDMENT DATED SEPTEMBER 1, 2020:

- Staff evaluated the accessory uses allowed within the existing Zoning Ordinance 152.046(A) Accessory Buildings and Uses. New text and a reference to a Chickens (Hens Only) section (New 152.056) has been added for accessory buildings and uses within the R-1A, R-1B, R-1C, and R-2 districts.
- Staff created a new section 152.056 Chickens (Hens Only). The new section includes language from existing ordinances related to chickens from both the City of Champaign and the Village of Mansfield. Staff used language from both to develop the new section 152.056. The new section addresses licensing and permitting requirements, number of chickens allowed, care requirements, housing requirements, and penalties for non-compliance.

APPLICABILITY OF ZONING ORDINANCE AMENDMENT:

If this text amendment is approved, it does not mean that everyone living on a single-family or two-family zoned lot within the Village limits will be permitted to establish the raising of chickens as an accessory use. Many existing subdivisions within the Village have restrictive covenants that currently prohibit the raising of poultry. Anyone living in a subdivision that restricts the raising of poultry would have to work with other property owners within the subdivision, their homeowner / property owner's association and the Village to amend those restrictive covenants prior to being able to establish chickens as an accessory use. Most subdivision covenant amendments require approval by the Board of Trustees before they can be changed.

Attachment : Draft ZO Text Amendment 09/01/2020 (with text changes and additions shown)
PZC Resolution
Draft Ordinance ZO Text Amendment

Add the following text under §152.046 ACCESSORY BUILDINGS AND USES (add underlined text):

§152.046 ACCESSORY BUILDINGS AND USES.

Accessory buildings and uses are permitted when in accordance with the following.

- (A) In the R-1A, R-1B, R-1C and R-2 Districts, 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 or 750 square feet, whichever is less;
 - (2) A private garage 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 or lot area by which the lot exceeds 6,000 square feet, provided that no garage shall exceed a floor area of 1,000 square feet nor house more than five automobiles;
 - (3) Carports with a floor area not to exceed 500 square feet;
 - (4) Home occupation;
 - (5) Fallout or storm shelters;
 - (6) Vegetable or flower garden;
 - (7) Tennis courts, swimming pool, garden house, pergola, gazebo, ornamental gate, barbecue oven, television antennas, children's playhouse, doghouse, fireplace, lawn furniture, storage shed, flag poles and similar uses customarily accessory to residential uses;
 - (8) Private driveways;
 - (9) Any single accessory building shall not exceed a floor area of 1,000 square feet in the R-1A, R-1B and R-2 Districts or 750 square feet in the R-1C District;
 - (10) Any single accessory building shall not exceed 20 feet in height;
 - (11) The total floor area of all accessory buildings shall not exceed 1,000 square feet for lots with an area of less than 15,000 square feet. One accessory building of less than 120 square feet, which complies with location and height requirements, is permitted and is exempt from this total floor area requirement; and
 - (12) The total floor area of all accessory buildings for lots with an area of more than 15,000 square feet may be increased by 400 square feet for each 3,000 square feet of lot area by which the lot exceeds 15,000 square feet.
 - (13) A single Chicken (Hen) Coop and associated run, as permitted in § 152.056 Chickens (Hens Only)

Create the following new section §152.056 CHICKENS (HENS ONLY) (add underlined text):

§ 152.056 CHICKENS (HENS ONLY)

Any residential property used to raise chickens shall be subject to the following requirements:

- (A) No person shall possess a chicken unless a license has been issued as set forth in this section.

- (B) The number of chickens allowed shall be a maximum of six (6) hens per permitted property.
- (C) Roosters are prohibited within the Village limits.
- (D) Coops and associated runs are considered an 'accessory structure' as defined in §152.046 Accessory Buildings and Uses and must meet all standards outlined therein.
- (E) PERMIT REQUIRED. Construction for all coops and runs require a building permit.
- (F) CARE. Care for hens shall follow the following provisions:
 - (1) A coop and run must be provided.
 - (2) No hen shall be permitted to run at large. Hens shall be kept in a designated coop or run. Hens may be allowed to exercise in a rear yard with a 6 foot (6') or higher fence with supervision.
 - (a) If the coop and run are not within a fenced yard, hens must be kept within the coop and run at all times.
 - (b) All fencing must meet the standards outlined in § 152.050 (D).
 - (3) Feed must be stored in a fully enclosed, rodent proof container.
- (G) HOUSING. Housing for hens shall follow the following provisions:
 - (1) Location. Coops and runs shall be located only in the rear yard of a primary residential structure.
 - (2) Setbacks. Coops and runs shall be located at least ten feet (10') from the property line and at least twenty feet (20') from any neighboring dwelling.
 - (3) Height. Maximum height for a chicken coop shall be ten (10') feet.
 - (4) Design. The coop must be built to provide ventilation, shade, protection from precipitation, protection from cold weather and to be secure from predators, wild birds and rodents.
 - (a) Openings in windows and doors must be covered by wire mesh or screens to deter predators.
 - (b) Access doors must be sized and placed for ease of cleaning.
 - (c) The enclosed run must be attached to the coop or must surround the coop. The sides of the run must be made of fencing or wire mesh that discourages predators.
 - (d) The run must be enclosed on all sides, including the top or roof plane.
 - (5) Size. The coop shall provide a minimum of five (5) square feet of floor area per hen. The run shall provide a minimum of ten (10) square feet of floor area per hen.
 - (6) Maintenance. The coop and run shall be kept in a clean, dry and sanitary condition at all times. Manure, uneaten and discarded feed, feathers and other waste must be removed regularly and at a minimum of once per week.
 - (a) Odors from hens, manure or related substances shall not be detectable from property lines.

- (b) Manure must be stored and disposed of. Manure may be composted. All manure not composted must be removed from property regularly and at a minimum of once per week.
 - (c) Waste from hens shall not be burned.
- (H) LICENSE. Licenses will only be granted to persons who reside on and own parcels with established single-family and two-family dwellings. No person shall establish a coop without first obtaining a license from the Village. Licenses shall be issued when all conditions outlined in this section are met.
 - (1) The Village may deny a license to any person who:
 - (a) Owes money to the Village; or
 - (b) Has, in the last five (5) years prior to application for a license under this section been convicted or plead guilty to any violation of the Village Code regarding animals, noise, property maintenance or zoning.
 - (c) All licenses pursuant to this section shall be valid for up to one (1) year from the date of issuance and may be automatically renewed on May 1 annually if the licensee has been in compliance during the previous year. If the licensee is found to be in violation of the standards outlined in this section, the license will be allowed to expire at the end of the period. A new license will only be issued after the coop and run have been inspected and determined to meet all requirements outlined herein.
 - (2) If the licensee is found to be in violation of §92.04 Cruelty to Animals Prohibited, the license will be immediately and permanently revoked.
 - (3) Only one (1) chicken coop license will be issued per zoning lot. A zoning lot consisting of multiple platted lots shall be considered one lot.
 - (4) Coop licenses are non-transferrable.
 - (5) Fee. The coop license fee shall be set from time to time by resolution of the Village Board of Trustees. This license shall renew automatically if the licensee is in compliance with all standards set forth in this section. No charge is incurred for licenses that renew automatically.
- (I) PENALTIES. In addition to the general penalty set forth in §152.999 PENALTY and in §92.99 PENALTY, the owner of any coop is subject to the following additional penalties:
 - (1) A person found to be keeping hens without a coop license will have seven (7) days from notification to achieve compliance with these standards.
 - (2) A licensee found to be in violation of the standards outlined in this section will have seven (7) days from notification to achieve compliance. If compliance is not achieved, the license will be revoked. The licensee may apply for a new license, subject to site inspection. If the licensee is found to be in compliance after inspection, a new license may be issued.

- (3) If the licensee is found to be in violation of these standards three (3) or more times, the license will be immediately and permanently revoked.
- (4) Hens, coops and runs not maintained according to this section shall be deemed a public nuisance.

DRAFT

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 desires the ability to establish the raising of chickens as an accessory use for single-family and two-family zoning properties within 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 establish rules related chickens; and
- WHEREAS,** A Public Hearing concerning the proposed Text Amendment was held by the Village Plan and Zoning Commission on September 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 September 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 Omnibus Text Amendment dated September 1, 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 proposed Text Amendment will establish new rules related to chickens which will allow citizens the ability to raise chickens for their own personal use.
 2. The proposed Text Amendment promotes the public safety, health, convenience, comfort, morals, prosperity, and general welfare of the community.

3. The proposed Text Amendment is consistent with the intent of the Village Zoning Ordinance and its various provisions.
4. The procedural requirements for amendments set forth in the current Ordinance have been met.

Chair, Plan and Zoning Commission
Village of Mahomet, Illinois

PAMPHLET PUBLICATION

ORDINANCE NO. 20-09-_____

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. 20-09-____

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, following due publication of notice on August 16, 2020 in The News-Gazette, a public hearing concerning the proposed moratorium was commenced by the Plan and Zoning Commission on September 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 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 152.046. Section 152.046 entitled “ACCESSORY BUILDINGS AND USES” of Chapter 152 entitled “Zoning Code” of the Village Code, is hereby amended to read as follows:

§152.046 ACCESSORY BUILDINGS AND USES.

Accessory buildings and uses are permitted when in accordance with the following.

(A) In the R-1A, R-1B, R-1C and R-2 Districts, 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 or 750 square feet, whichever is less;
- (2) A private garage 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 or lot area by which the lot exceeds 6,000 square feet, provided that no garage shall exceed a floor area of 1,000 square feet nor house more than five automobiles;
- (3) Carports with a floor area not to exceed 500 square feet;
- (4) Home occupation;
- (5) Fallout or storm shelters;
- (6) Vegetable or flower garden;
- (7) Tennis courts, swimming pool, garden house, pergola, gazebo, ornamental gate, barbecue oven, television antennas, children’s playhouse, doghouse, fireplace, lawn furniture, storage shed, flag poles and similar uses customarily accessory to residential uses;
- (8) Private driveways;
- (9) Any single accessory building shall not exceed a floor area of 1,000 square feet in the R-1A, R-1B and R-2 Districts or 750 square feet in the R-1C District;
- (10) Any single accessory building shall not exceed 20 feet in height;
- (11) The total floor area of all accessory buildings shall not exceed 1,000 square feet for lots with an area of less than 15,000 square feet. One accessory building of less than 120 square feet, which complies with location and height requirements, is permitted and is exempt from this total floor area requirement; and
- (12) The total floor area of all accessory buildings for lots with an area of more than 15,000 square feet may be increased by 400 square feet for each 3,000 square feet of lot area by which the lot exceeds 15,000 square feet.
- (13) A single Chicken (Hen) Coop and associated run, as permitted in § 152.056 Chickens (Hens Only)

SECTION 3. Addition of Section 152.056. Section 152.056 entitled “CHICKENS (HENS

ONLY)” is added to Chapter 152 entitled “Zoning Code” of the Village Code, to read as follows:

§ 152.056 CHICKENS (HENS ONLY)

Any residential property used to raise chickens shall be subject to the following requirements:

- (A) No person shall possess a chicken unless a license has been issued as set forth in this section.
- (B) The number of chickens allowed shall be a maximum of six (6) hens per permitted property.
- (C) Roosters are prohibited within the Village limits.
- (D) Coops and associated runs are considered an 'accessory structure' as defined in §152.046 Accessory Buildings and Uses and must meet all standards outlined therein.
- (E) PERMIT REQUIRED. Construction for all coops and runs require a building permit.
- (F) CARE. Care for hens shall follow the following provisions:
 - (1) A coop and run must be provided.
 - (2) No hen shall be permitted to run at large. Hens shall be kept in a designated coop or run. Hens may be allowed to exercise in a rear yard with a 6 foot (6') or higher fence with supervision.
 - (a) If the coop and run are not within a fenced yard, hens must be kept within the coop and run at all times.
 - (b) All fencing must meet the standards outlined in § 152.050 (D).
 - (3) Feed must be stored in a fully enclosed, rodent proof container.
- (G) HOUSING. Housing for hens shall follow the following provisions:
 - (1) Location. Coops and runs shall be located only in the rear yard of a primary residential structure.
 - (2) Setbacks. Coops and runs shall be located at least ten feet (10') from the property line and at least twenty feet (20') from any neighboring dwelling.
 - (3) Height. Maximum height for a chicken coop shall be ten (10') feet.
 - (4) Design. The coop must be built to provide ventilation, shade, protection from precipitation, protection from cold weather and to be secure from predators, wild birds and rodents.
 - (a) Openings in windows and doors must be covered by wire mesh or screens to deter predators.
 - (b) Access doors must be sized and placed for ease of cleaning.
 - (c) The enclosed run must be attached to the coop or must surround the coop. The sides of the run must be made of fencing or wire mesh that discourages predators.
 - (d) The run must be enclosed on all sides, including the top or roof plane.
 - (5) Size. The coop shall provide a minimum of five (5) square feet of floor area per hen. The run shall provide a minimum of ten (10) square feet of floor area per hen.

(6) Maintenance. The coop and run shall be kept in a clean, dry and sanitary condition at all times. Manure, uneaten and discarded feed, feathers and other waste must be removed regularly and at a minimum of once per week.

(a) Odors from hens, manure or related substances shall not be detectable from property lines.

(b) Manure must be stored and disposed of. Manure may be composted. All manure not composted must be removed from property regularly and at a minimum of once per week.

(c) Waste from hens shall not be burned.

(H) LICENSE. Licenses will only be granted to persons who reside on and own parcels with established single-family and two-family dwellings. No person shall establish a coop without first obtaining a license from the Village. Licenses shall be issued when all conditions outlined in this section are met.

(1) The Village may deny a license to any person who:

(a) Owes money to the Village; or

(b) Has, in the last five (5) years prior to application for a license under this section been convicted or plead guilty to any violation of the Village Code regarding animals, noise, property maintenance or zoning.

(c) All licenses pursuant to this section shall be valid for up to one (1) year from the date of issuance and may be automatically renewed on May 1 annually if the licensee has been in compliance during the previous year. If the licensee is found to be in violation of the standards outlined in this section, the license will be allowed to expire at the end of the period. A new license will only be issued after the coop and run have been inspected and determined to meet all requirements outlined herein.

(2) If the licensee is found to be in violation of §92.04 Cruelty to Animals Prohibited, the license will be immediately and permanently revoked.

(3) Only one (1) chicken coop license will be issued per zoning lot. A zoning lot consisting of multiple platted lots shall be considered one lot.

(4) Coop licenses are non-transferrable.

(5) Fee. The coop license fee shall be set from time to time by resolution of the Village Board of Trustees. This license shall renew automatically if the licensee is in compliance with all standards set forth in this section. No charge is incurred for licenses that renew automatically.

(I) PENALTIES. In addition to the general penalty set forth in §152.999 PENALTY and in §92.99 PENALTY, the owner of any coop is subject to the following additional penalties:

(1) A person found to be keeping hens without a coop license will have seven (7) days from notification to achieve compliance with these standards.

(2) A licensee found to be in violation of the standards outlined in this section will have seven (7) days from notification to achieve compliance. If compliance is not achieved, the license will be revoked. The licensee may apply for a new license, subject to site inspection. If the licensee is found to be in compliance after inspection, a new license may be issued.

- (3) If the licensee is found to be in violation of these standards three (3) or more times, the license will be immediately and permanently revoked.
- (4) Hens, coops and runs not maintained according to this section shall be deemed a public nuisance.

SECTION 4. RESOLUTION OF CONFLICTS.

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

SECTION 5. 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 6. 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 7. 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 September 22, 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 September 22, 2020, insofar as same relates to the adoption of **Ordinance No. 20-09-____**, 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 September 22, 2020.

(SEAL)

Village Clerk



Village of Mahomet

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

REPORT TO PLAN AND ZONING COMMISSION Meeting September 1, 2020

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

PROJECT: Ridge Creek Fifth Subdivision (Final Plat)

PETITIONER: Unlimited Holdings LLC

ENGINEER: BKB Engineering, Inc.

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

INTRODUCTION: The Plan and Zoning Commission is asked to consider all the documents concerning the subject subdivision. The subdivision contains 31 total lots which consist of four (4) commons lots and 27 single-family lots along with roadway dedication for Prairie Rose Drive and Golden Rod Drive. The plat is to be submitted in accordance with the standard procedures set forth in the Mahomet Subdivision Ordinance.

LOCATION / SITE DESCRIPTIONS: The site is located north and west of the existing portion of Golden Rod Drive, just east of Ridge Creek 4th Subdivision. This plat includes all of the remaining undeveloped land within Ridge Creek Subdivision. The proposed final plat includes 11.287± acres.

LAND USE AND ZONING:

DIRECTION	LAND USE	CURRENT ZONING
ON-SITE	Under development (with approved construction plans)	R-1B Single Family Residential
NORTH	Wooded / Agricultural Land	County
SOUTH	Single-Family Residential	R-1B Single Family and R-1C Single Family Residential
EAST	Wooded / Agricultural Land	County
WEST	Single-Family Residential	R-1B Single Family Residential

CONFORMANCE TO ZONING ORDINANCE: The proposed lot sizes, lot widths, and yard setbacks appear to comply with the requirements of the Village of Mahomet Zoning Ordinance.

CONFORMANCE TO COMPREHENSIVE PLAN: The Comprehensive Plan designates this site as part of the Northeast Mahomet functional framework area and acknowledges the existing wide-ranging development density and character of the area, and the minimal connections between existing neighborhoods in the area. The Comprehensive Plan encourages future development within the Northeast functional framework area to provide aesthetic and physical links with existing neighborhoods. The Comprehensive Plan Future Land Use Map designates this area for Single-Family

Detached Residential land uses. The Comprehensive Plan includes policies that urge compact, orderly, and contiguous development in areas where public facilities and infrastructure can be extended to serve the site. The Comprehensive Plan also urges development which is compatible with adjacent existing and future land uses. The proposed plat conforms to these principles and the proposed land uses are consistent with recommendations in the Comprehensive Plan.

PUBLIC WATER AND SANITARY SEWER FACILITIES: Public sanitary sewers and water mains are to be constructed, owned and operated by SVPWD. Final Plat approval is always subject to approval by SVPWD. SVPWD reports the developer is compliant with their ordinances and the proposed plat reserves the proper easements for their future operations and maintenance.

AVAILABILITY OF PUBLIC UTILITIES: This site is adjacent to standard public municipal utilities (gas, cable television, electric, phone). Extension of public utilities to serve the subdivision is feasible. This subdivision involves the necessary extensions of services to all platted lots and accommodates future extensions to adjacent undeveloped land by the provisions of utility easements.

STREET ACCESS / TRAFFIC: This final plat includes a street connection between existing stub streets for Prairie Rose Drive and Golden Rod Drive within Ridge Creek Subdivision. Sidewalks are in the area and are required in front of all lots within this subdivision.

STORMWATER MANAGEMENT: Construction Plans for this phase were approved by the BOT June 23, 2020. The subdivision plat reserves outlots and easements to facilitate compliant stormwater drainage and future maintenance of the drainage structures and drainageways by the responsible party.

POLICE AND FIRE PROTECTION: The Village Police Department provides police protection for this site. The property is within the Cornbelt Fire Protection District. The site is approximately 4 miles from the fire station and the Village police department.

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

SUBSIDIARY DOCUMENTS: The Owner's Certificate and other legal documents were submitted to the Village for review. Staff identified a few minor revisions to the documents. The developer is addressing the staff review comments.

FINAL PLAT: The Final Plat is complete at this time with very few minor technical changes necessary.

PROCEDURAL ISSUES: The final plat is consistent with the approved preliminary plat. No additional phases are for this subdivision. This phase will complete the platting of all of the land included in the Preliminary plat. A complete Final Plat application has been submitted, and the application fee has been paid. The petitioner submitted a Final Plat to the Village for review and approval. Staff identified some minor modifications to the Final Plat and forwarded them to the developer's engineer as technical comments. Subject to revisions, the Final Plat appears to meet the technical requirements of the Village Subdivision Ordinance. The petitioner also submitted, an Owner's Certificate, and other supporting documents. Village staff reviewed the materials and identified a few minor modifications. Subject to the revisions, the documents appear to meet the technical requirements of the Village Subdivision Ordinance.

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

SUMMARY: A recommendation to the BOT by the PZC related to the approval of the final plat is requested by the developer. A draft resolution is enclosed for consideration by the PZC. The Plan and Zoning Commission should feel free to modify the resolution as it sees fit.

ATTACHMENTS:

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

Ridge Creek 5th Sub - Final Plat



190

Feet

This map was prepared with geographic information system (GIS) data created by the Champaign County GIS Consortium (CCGIS), or other CCGIS member agency. These entities do not warrant or guarantee the accuracy or suitability of GIS data for any purpose. The GIS data within this map is intended to be used as a general index to spatial information and not intended for detailed, site-specific analysis or resolution of legal matters. Users assume all risk arising from the use or misuse of this map and information contained herein. The use of this map constitutes acknowledgement of this disclaimer.

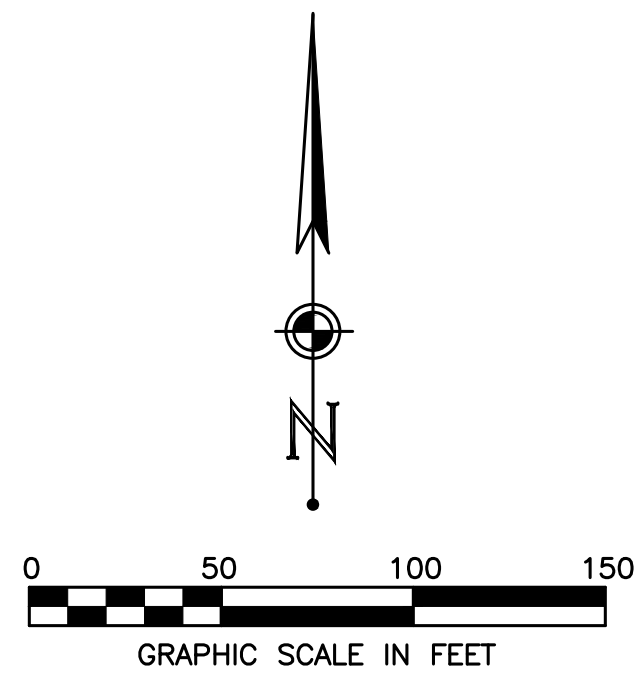
Date: Wednesday, August 26, 2020

Champaign County GIS Consortium



FINAL PLAT
RIDGE CREEK
FIFTH SUBDIVISION

AN ADDITION TO
THE VILLAGE OF MAHOMET,
CHAMPAIGN COUNTY, ILLINOIS
PART OF S 1/2, SEC. 1,
T. 20 N., R. 7 E., 3rd. P.M.



- LEGEND**
- BOUNDARY OF PLAT
 - EX. LOT LINE
 - BUILDING SETBACK LINE
 - EXISTING LOT LINE TO BE VACATED BY THIS PLAT
 - PUBLIC UTILITY AND DRAINAGE EASEMENT LINE
 - CENTERLINE
 - FLOODPLAIN BOUNDARY
 - 5/8" IRON PIN SET W/CAP 3738
 - 5/8" IRON PIN SET W/CAP 3738 SET IN CONCRETE
 - IRON PIN / PIPE FOUND
 - (100')
 - RECORD BEARING / DIMENSION

LINE TABLE

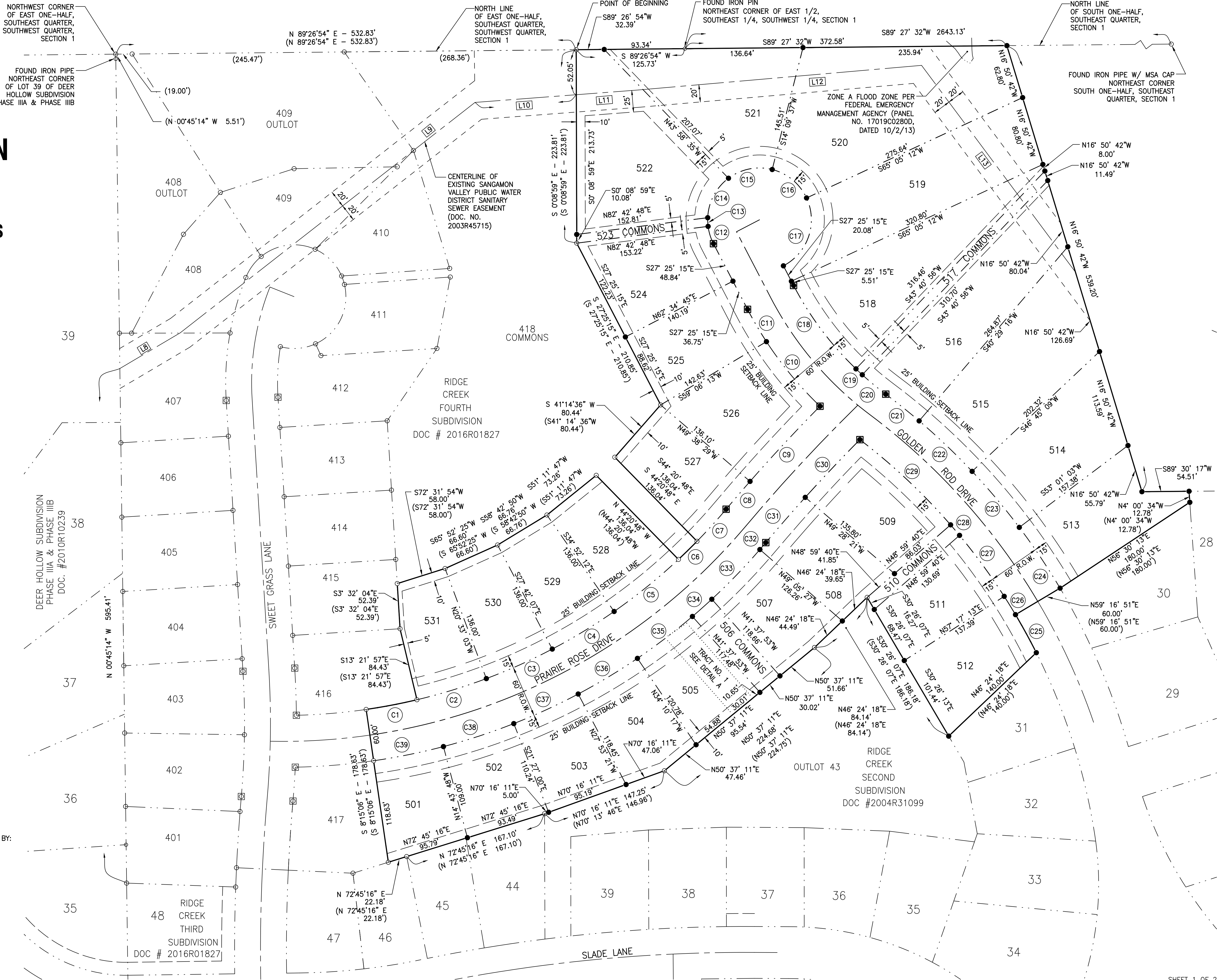
L8	N 59°24'43" E	81.07'
L9	N 51°59'21" E	432.94'
L10	N 85°39'06" E	117.59'
L11	N 85°39'06" E	72.29'
L12	N 85°01'38" E	328.59'
L13	S 36°40'03" E	298.14'

OWNER / SUBDIVIDER:
UNLIMITED HOLDING, LLC—LAND
799 CR 3200 NORTH
FISHER, IL 61843
(217) 897-1000

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

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

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



FINAL PLAT
RIDGE CREEK
FIFTH SUBDIVISION

AN ADDITION TO
THE VILLAGE OF MAHOMET,
CHAMPAIGN COUNTY, ILLINOIS
PART OF S 1/2, SEC. 1,
T. 20 N., R. 7 E., 3rd. P.M.

FINAL PLAT APPROVAL

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

THIS _____ DAY OF _____, 2020.

CHAIRPERSON

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

PRESIDENT, BOARD OF TRUSTEES

DATE

VILLAGE CLERK

DATE

LOT	AREA (SF)
501	10,034
502	10,011
503	10,030
504	10,654
505	10,373
506 COMMONS	3,539
507	10,774
508	10,520
509	12,779
510 COMMONS	2,069
511	10,471
512	12,111
513	14,041
514	16,882
515	22,614
516	22,050
517 COMMONS	3,136
518	21,349
519	23,509
520	32,286
521	20,479
522	24,245
523 COMMONS	1,529
524	13,560
525	11,858
526	14,673
527	11,797
528	11,563
529	10,289
530	10,265
531	10,066

NOTES:

- ALL BEARINGS ARE BASED ON THE EAST LINE OF RIDGE CREEK FOURTH SUBDIVISION.
- FRONT YARD, REAR YARD AND SIDE YARD SETBACKS FOR ALL LOTS WITHIN ALL ZONING DISTRICTS SHALL BE IN ACCORDANCE WITH THE VILLAGE OF MAHOMET, ILLINOIS ZONING ORDINANCE.
- THE SUBDIVISION IS LOCATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF MAHOMET, ILLINOIS.
- THE PROPERTY COVERED BY THIS SUBDIVISION IS LOCATED WITHIN THE FLOOD HAZARD AREA ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (PANEL NO. 17019C02800, DATED 10/2/13) EXCEPT AS NOTED.
- A PART OF THE AREA COVERED BY THIS PLAT IS SITUATED WITHIN 500 FEET OF A WATERCOURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.
- NO INDEPENDENT SEARCH OF EASEMENT WAS PERFORMED.
- FIELDWORK FOR THIS SUBDIVISION WAS PERFORMED IN FEBRUARY 2020.

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

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

A TRACT OF LAND BEING PART OF THE SOUTH ONE--HALF OF SECTION 1, TOWNSHIP 20 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, CHAMPAIGN COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 418 OF RIDGE CREEK FOURTH SUBDIVISION AS RECORDED AS DOCUMENT #2018R20800 IN THE RECORDS OF CHAMPAIGN COUNTY, ILLINOIS RECORDER'S OFFICE BEING A POINT ON THE NORTH LINE OF THE EAST ONE--HALF, SOUTHEAST QUARTER, SOUTHWEST QUARTER OF SAID SECTION 1; THENCE S 0°08'59" E ALONG THE EASTERLY LINE OF SAID LOT 418 FOR A DISTANCE OF 223.81 FEET; THENCE S 27°25'15" E CONTINUING ALONG SAID EASTERLY LINE OF LOT 418 FOR A DISTANCE OF 210.85 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 418; THENCE S 41°14'36" W ALONG THE SOUTHERLY LINE OF SAID LOT 418, FOR A DISTANCE OF 80.44 FEET; THENCE S 44°20'48" E CONTINUING ALONG SAID SOUTHERLY LINE OF LOT 418, FOR A DISTANCE OF 136.04 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY LINE OF LOT 418, ALONG A NON--TANGENTIAL CURVE TO THE RIGHT, HAVING A RADIUS OF 670.00 FEET, A CHORD LENGTH OF 30.00 FEET, A CHORD BEARING OF S 45°39'12" W FOR AN ARC LENGTH OF 30.00 FEET; THENCE N 44°20'48" W CONTINUING ALONG SAID SOUTHERLY LINE OF LOT 418, FOR A DISTANCE OF 136.04 FEET; THENCE S 51°11'47" W CONTINUING ALONG SAID SOUTHERLY LINE OF LOT 418, FOR A DISTANCE OF 73.26 FEET; THENCE S 58°42'50" W CONTINUING ALONG SAID SOUTHERLY LINE OF LOT 418, FOR A DISTANCE OF 66.76 FEET; THENCE S 65°52'25" W CONTINUING ALONG SAID SOUTHERLY LINE OF LOT 418, FOR A DISTANCE OF 66.60 FEET; THENCE S 72°31'54" W CONTINUING ALONG SAID SOUTHERLY LINE OF LOT 418, FOR A DISTANCE OF 58.00 FEET TO A POINT ON THE EASTERLY LINE OF SAID RIDGE CREEK FOURTH SUBDIVISION; THENCE S 03°32'04" E ALONG THE EASTERLY LINE OF SAID RIDGE CREEK FOURTH SUBDIVISION FOR A DISTANCE OF 52.39 FEET; THENCE S 13° 21' 57" E CONTINUING ALONG SAID EASTERLY LINE OF RIDGE CREEK FOURTH SUBDIVISION FOR A DISTANCE OF 84.43 FEET; THENCE CONTINUING ALONG SAID EASTERLY LINE OF RIDGE CREEK FOURTH SUBDIVISION, ALONG A NON--TANGENTIAL CURVE TO THE RIGHT, HAVING A RADIUS OF 670.00 FEET, A CHORD LENGTH OF 59.78 FEET, A CHORD BEARING OF S 79°11'29" W FOR AN ARC LENGTH OF 59.80 FEET; THENCE S 8°15'06" E CONTINUING ALONG SAID EASTERLY LINE OF RIDGE CREEK FOURTH SUBDIVISION FOR A DISTANCE OF 178.63 FEET TO A POINT ON THE NORTHERLY LINE OF RIDGE CREEK THIRD SUBDIVISION AS RECORDED AS DOCUMENT #2016R01827 IN THE RECORDS OF CHAMPAIGN COUNTY, ILLINOIS RECORDER'S OFFICE; THENCE N 72°45'16" E ALONG SAID NORTHERLY LINE OF RIDGE CREEK THIRD SUBDIVISION, FOR A DISTANCE OF 189.28 FEET TO THE NORTHWEST CORNER OUTLOT 43 OF RIDGE CREEK SECOND SUBDIVISION AS RECORDED AS DOCUMENT #2004R31099 IN THE RECORDS OF CHAMPAIGN COUNTY, ILLINOIS RECORDER'S OFFICE; THENCE N 70° 16' 11" E ALONG THE NORTHERLY LINE OF SAID OUTLOT 43, FOR A DISTANCE OF 147.25 FEET; THENCE N 50° 37' 11" E CONTINUING ALONG SAID NORTHERLY LINE OF OUTLOT 43, FOR A DISTANCE OF 102.34 FEET; THENCE N 41°23' 45" W CONTINUING ALONG SAID NORTHERLY LINE OF OUTLOT 43 FOR A DISTANCE OF 118.26 FEET; THENCE CONTINUING ALONG SAID NORTHERLY LINE OF OUTLOT 43 NORTHEASTERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 825.00 FEET, A CHORD LENGTH OF 30.23 FEET, A CHORD BEARING OF N 55°44' 53" E, FOR AN ARC LENGTH OF 30.24 FEET; THENCE S 41°23'45" E CONTINUING ALONG SAID NORTHERLY LINE OF OUTLOT 43 FOR A DISTANCE OF 115.55 FEET; THENCE N 50° 37' 11" E CONTINUING ALONG SAID NORTHERLY LINE OF OUTLOT 43, FOR A DISTANCE OF 92.33 FEET; THENCE N 46° 24' 18" E CONTINUING ALONG SAID NORTHERLY LINE OF OUTLOT 43, FOR A DISTANCE OF 84.14 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT 43; THENCE S 30° 26' 07" E ALONG THE EASTERLY LINE OF SAID OUTLOT 43, FOR A DISTANCE OF 186.18 FEET TO A POINT ON THE NORTHERLY LINE OF SAID RIDGE CREEK SECOND SUBDIVISION; THENCE S 46° 24' 18" W ALONG SAID NORTHERLY LINE OF RIDGE CREEK SECOND SUBDIVISION, FOR A DISTANCE OF 140.00 FEET; THENCE CONTINUING ALONG SAID EASTERLY LINE OF RIDGE CREEK FOURTH SUBDIVISION, ALONG A NON--TANGENTIAL CURVE TO THE LEFT, HAVING A RADIUS OF 715.00 FEET, A CHORD LENGTH OF 50.15 FEET, A CHORD BEARING OF N 28°42'28" W FOR AN ARC LENGTH OF 50.16 FEET; THENCE S 59° 16' 56" W CONTINUING ALONG SAID NORTHERLY LINE OF RIDGE CREEK SECOND SUBDIVISION, FOR A DISTANCE OF 60.00 FEET; THENCE S 56° 30' 13" W CONTINUING ALONG SAID NORTHERLY LINE OF RIDGE CREEK SECOND SUBDIVISION, FOR A DISTANCE OF 180.00 FEET; THENCE N 4° 00' 34" W CONTINUING ALONG SAID NORTHERLY LINE OF RIDGE CREEK SECOND SUBDIVISION, FOR A DISTANCE OF 12.78 FEET TO THE NORTHWEST CORNER OF LOT 28 OF SAID RIDGE CREEK SECOND SUBDIVISION; THENCE S 89° 30' 17" W, FOR A DISTANCE OF 54.51 FEET; THENCE N 16° 50' 42" W, FOR A DISTANCE OF 539.20 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH ONE--HALF, SOUTHEAST QUARTER OF SAID SECTION 1; THENCE S 89°27'32" W ALONG SAID NORTH LINE OF THE SOUTH ONE--HALF, SOUTHEAST QUARTER OF SECTION 1, A DISTANCE OF 372.58 FEET, TO THE NORTHEAST CORNER OF THE EAST ONE--HALF, SOUTHEAST QUARTER, SOUTHWEST QUARTER OF SECTION 1; THENCE S 89°26'54" W, ALONG SAID NORTH LINE OF THE EAST ONE--HALF, SOUTHEAST QUARTER, SOUTHWEST QUARTER OF SECTION 1, FOR A DISTANCE OF 125.73 FEET TO THE POINT OF BEGINNING, CONTAINING 11.206 ACRES MORE OR LESS.

AND

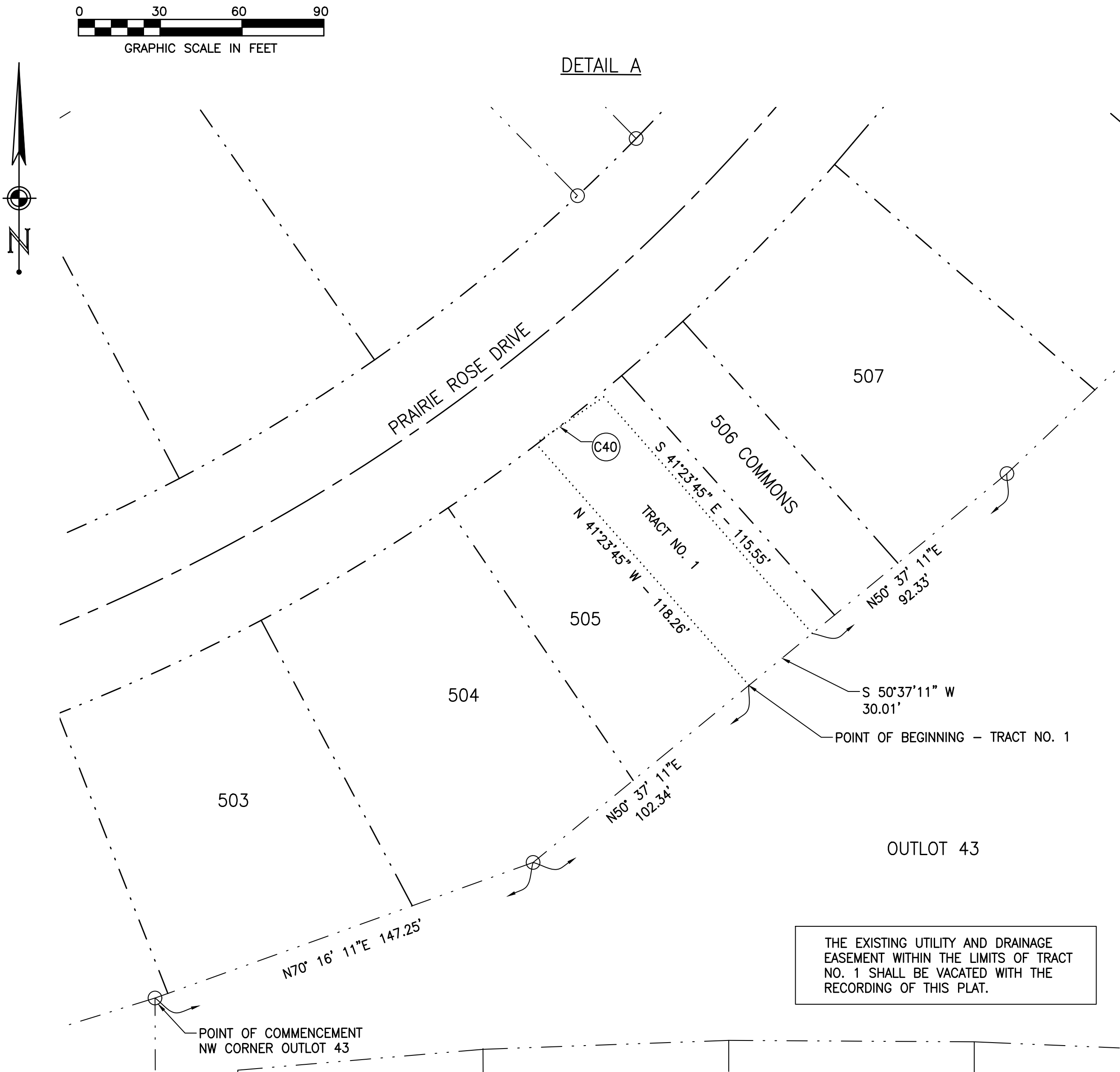
(TRACT 1)

A PART OF OUTLOT 43 OF RIDGE CREEK SECOND SUBDIVISION, AS PER PLAT RECORDED SEPTEMBER 28, 2004 AS DOCUMENT NUMBER 2004R31099, IN CHAMPAIGN COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID OUTLOT 43 OF RIDGE CREEK SECOND SUBDIVISION; THENCE N 70° 16' 11" E ALONG THE NORTHERLY LINE OF SAID OUTLOT 43, FOR A DISTANCE OF 147.25 FEET; THENCE N 50° 37' 11" E CONTINUING ALONG SAID NORTHERLY LINE OF OUTLOT 43, FOR A DISTANCE OF 102.34 FEET TO THE POINT OF BEGINNING; THENCE N 41°23' 45" W CONTINUING ALONG SAID NORTHERLY LINE OF OUTLOT 43 FOR A DISTANCE OF 118.26 FEET; THENCE CONTINUING ALONG SAID NORTHERLY LINE OF OUTLOT 43 NORTHEASTERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 825.00 FEET, A CHORD LENGTH OF 30.23 FEET, A CHORD BEARING OF N 55°44' 53" E, FOR AN ARC LENGTH OF 30.24 FEET; THENCE S 41°23'45" E CONTINUING ALONG SAID NORTHERLY LINE OF OUTLOT 43 FOR A DISTANCE OF 115.55 FEET; THENCE S 50° 37' 11" W, FOR A DISTANCE OF 30.01 FEET TO THE POINT OF BEGINNING, CONTAINING 0.081 ACRES, MORE OR LESS.

SIGNED AND SEALED THIS _____ DAY OF _____, 2020

BRYAN K. BRADSHAW
ILLINOIS PROFESSIONAL LAND
SURVEYOR NUMBER 3738



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	59.80	670.00	5.11	S79° 11' 29"W	59.78
C2	84.02	670.00	7.19	N73° 02' 30"E	83.97
C3	83.62	670.00	7.15	N65° 52' 25"E	83.57
C4	83.82	670.00	7.17	N58° 42' 50"E	83.77
C5	95.82	670.00	8.19	N51° 01' 59"E	95.73
C6	30.00	670.00	2.57	N45° 39' 12"E	30.00
C7	50.14	670.00	4.29	N42° 13' 35"E	50.13
C8	42.49	2030.00	1.20	S40° 40' 56"W	42.49
C9	118.80	2030.00	3.35	S42° 57' 30"W	118.78
C10	97.32	430.00	12.97	S39° 40' 25"E	97.11
C11	43.30	430.00	5.77	S30° 18' 19"E	43.28
C12	21.08	60.00	20.13	S17° 21' 13"E	20.98
C13	10.05	60.00	9.59	S2° 29' 22"E	10.04
C14	53.33	60.00	50.93	S27° 46' 15"W	51.59
C15	53.33	60.00	50.93	S78° 41' 50"W	51.59
C16	53.33	60.00	50.93	N50° 22' 35"W	51.59
C17	91.62	60.00	87.49	N18° 49' 58"E	82.98
C18	121.03	370.00	18.74	S36° 47' 31"E	120.49
C19	10.00	370.00	1.55	S46° 56' 14"E	10.00
C20	35.25	370.00	5.46	S50° 26' 28"E	35.24

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C21	49.49	775.00	3.66	N51° 20' 29"W	49.48
C22	84.74	775.00	6.26	N46° 22' 47"W	84.70
C23	84.74	775.00	6.26	N40° 06' 54"W	84.70
C24	84.74	775.00	6.26	N33° 51' 01"W	84.70
C25	50.19 (50.19)	715.00 (715.00)	4.02	N28° 42' 29"W (N28° 42' 29"W)	50.18 (50.18)
C26	24.90	715.00	2.00	N31° 42' 55"W	24.90
C27	87.48	715.00	7.01	N36° 13' 05"W	87.43
C28	16.00	715.00	1.28	N40° 21' 52"W	16.00
C29	144.19	715.00	11.55	N46° 46' 59"W	143.95
C30	91.99	1970.00	2.68	S43° 26' 26"W	91.99
C31	69.46	1970.00	2.02	S41° 05' 34"W	69.46
C32	10.53	730.00	0.83	N40° 29' 45"E	10.53
C33	80.04	730.00	6.28	N44° 03' 01"E	80.00
C34	30.00	730.00	2.35	N48° 22' 07"E	30.00
C35	80.05	730.00	6.28	N52° 41' 15"E	80.01
C36	80.04	730.00	6.28	N58° 58' 11"E	80.00
C37	82.04	730.00	6.44	N65° 19' 49"E	82.00
C38	85.67	730.00	6.72	N71° 54' 43"E	85.62
C39	82.49	730.00	6.47	N78° 30' 40"E	82.45
C40	30.24	825.00		N55° 44' 53"E	30.23

A RESOLUTION FOR THE PLAN AND ZONING COMMISSION

**CONCERNING THE FINAL PLAT FOR
RIDGE CREEK FIFTH SUBDIVISION
VILLAGE OF MAHOMET, CHAMPAIGN COUNTY, ILLINOIS**

- WHEREAS,** the Board of Trustees of the Village of Mahomet, pursuant to the authority conferred by the Statutes of the State of Illinois, has established certain standards and procedures for review and approval of subdivisions within the Corporate Limits of the Village of Mahomet, Illinois and within one and one-half miles thereof; and,
- WHEREAS,** the developer of the proposed **Ridge Creek Fifth Subdivision** submitted certain documents, including a Final Plat, for review and approval by the Village of Mahomet; and,
- WHEREAS,** Village staff, Village Consulting Engineer and Village Attorney reviewed the Final Plat and supporting technical documents for **Ridge Creek Fifth 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 **Ridge Creek Fifth Subdivision** and found that subject to minor modifications, they comply with the Subdivision Ordinance requirements; and,
- WHEREAS,** the developer submitted all required documents per Ordinance; and,
- WHEREAS,** the Plan and Zoning Commission met and reviewed the Final Plat, and the various subsidiary documents submitted, and found that it is, with minor modifications, generally satisfactory and in the prescribed form.

BE IT THEREFORE RESOLVED this 1st day of September, 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 **Ridge Creek Fifth 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 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 one hundred twenty (120) days from the date of approval by the Board of Trustees, the approvals recommended herein shall be null and void.

Chair, Plan and Zoning Commission
Village of Mahomet



Village of Mahomet

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

REPORT TO PLAN AND ZONING COMMISSION Meeting September 1, 2020

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

PROJECT: **Conway Farms Subdivision Phase 4 – Replat of Lot 501, 502, and outlot 1**

PETITIONER: Mahomet-Seymour Community Unit School District #3

ENGINEER: Berns, Clancy and Associates

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

INTRODUCTION: The Plan and Zoning Commission is asked to consider all the documents concerning the subject replat subdivision. The existing subdivision contains three (3) existing lots including two (2) lots and one (1) outlot along with platted right-of-way for two (2) street extensions. The replat subdivision will result in the creation of two (2) lots, one (1) outlot and right-of-way dedication for the new location of South Mahomet Road. This subdivision is required by the proposed replacement Intergovernmental Agreement slated for School Board and Village Board actions in September.

LOCATION / SITE DESCRIPTIONS: The site is located south of the roundabout on Churchill Road and north of the railroad tracks and includes the existing Middletown Prairie school campus. The replat includes 74.74± acres of land and will reconfigure the lot layout and vacate existing right-of-way and easement locations to establish a new roadway location to accommodate an extension of South Mahomet Road.

CONFORMANCE TO ZONING ORDINANCE: The lots to be created comply with applicable requirements of the Village of Mahomet Zoning Ordinance.

WAIVERS REQUESTED: There are ten (10) waivers requested for this subdivision and are as follows.

1. *Waiver to defer the of construction of stormwater management facilities within Outlot 1 until such time as required due to site development activities on Lot 1001 or Lot 1002*
2. *Waiver to defer the construction of the south 720 feet of Churchill Road until such time as site development upon Lot 1002 necessitates its construction*
3. *Waiver of the requirement to submit a Preliminary Plat*
4. *Waiver of the requirement to submit a Subsidiary Drainage Plat*
5. *Waiver of the requirement to construct 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*
6. *Waiver of the requirement to construct South Mahomet Road in as much as the Village of Mahomet is contractually obligated to construct those improvements*
7. *Waiver of the requirement to construct an additional 950 feet of Churchill Road inasmuch as the Village of Mahomet is contractually obligated to construct those improvements*

8. *Waiver of the requirement to construct bike paths along 950 feet of Churchill Road and along South Mahomet Road inasmuch as the Village of Mahomet is contractually obligated to construct those improvements*
9. *Waiver to defer the submission of a Stormwater Management Plan until such time as Lot 1001 or Lot 1002 undergo site development*
10. *Waiver of the requirement to submit a Subdivision Performance Bond and its accompanying Surety*

PUBLIC WATER AND SANITARY SEWER FACILITIES: Public sanitary sewer and water mains exist to the subdivision and are operated by the Village of Mahomet. Public sanitary sewer and water mains will also be constructed as part of the roadway construction for South Mahomet Road which will accommodate service to the south portion of this site.

STREET ACCESS / TRAFFIC: This replat subdivision has existing street access on Churchill Road. This replat will establish a new location for an extension of South Mahomet Road through this site and vacate previously dedicated right-of-way that is no longer needed in the current locations.

STORMWATER MANAGEMENT: Stormwater Management for the new roadway will be addressed as part of the construction plans for South Mahomet Road to be constructed by the Village of Mahomet. Waiver requests included with this subdivision replat if approved would allow for other stormwater management requirements to be satisfied at a later date when the lots develop.

POLICE AND FIRE PROTECTION: The Village of Mahomet Police Department currently provides police protection to this site and is approximately 1.8 miles from the police station. This property is within the Cornbelt Fire Protection District and is approximately 2 miles from the fire station.

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

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

FINAL PLAT / PROCEDURAL ISSUES: The replat has been submitted in accordance with the standard procedures set forth in the Mahomet Subdivision Ordinance. The Final Plat appears to meet the technical requirements of the Village Subdivision Ordinance. An Owner's Certificate, and other supporting documents have been provided. Subject to minor revisions, the documents appear to meet the technical requirements of the Village Subdivision Ordinance.

VILLAGE STAFF RECOMMENDATION: Staff supports a recommendation to the BOT by the Plan and Zoning Commission for approval of the Replat subdivision and requested waivers subject to the standard conditions. A draft resolution is enclosed for consideration by the PZC. The PZC may modify the resolution as it sees fit.

ATTACHMENTS:

- A. Property Aerial / Zoning Map
- B. Letter from BCA dated August 10, 2020
- C. Final Plat - Replat
- D. Draft Resolution

Replat Conway Farms Subdivision Phase 4



380

Feet

This map was prepared with geographic information system (GIS) data created by the Champaign County GIS Consortium (CCGISC), or other CCGISC member agency. These entities do not warrant or guarantee the accuracy or suitability of GIS data for any purpose. The GIS data within this map is intended to be used as a general index to spatial information and not intended for detailed, site-specific analysis or resolution of legal matters. Users assume all risk arising from the use or misuse of this map and information contained herein. The use of this map constitutes acknowledgement of this disclaimer.





BERNS, CLANCY AND ASSOCIATES

PROFESSIONAL CORPORATION

ENGINEERS • SURVEYORS • PLANNERS

August 10, 2020

EDWARD CLANCY
CHRISTOPHER BILLING
DONALD WAUTHIER
GREGORY GUSTAFSON
JUSTIN HOUSTON

THOMAS BERNS
1975-2018

MICHAEL BERNS
OF COUNSEL

Ms. Abby Heckman
Village Planner
Village of Mahomet
503 East Main Street
Post Office Box 259
Mahomet, Illinois 61853

RE: REPLAT OF PART OF CONWAY FARM SUBDIVISION PHASE 4
VILLAGE OF MAHOMET, CHAMPAIGN COUNTY, ILLINOIS

Dear **Abby**,

In accordance with our Engineering Service Agreement, we prepared draft documents related to the replat subdivision of the Mahomet-Seymour School District property. We enclose for Village review and consideration the following materials:

- 1) Final Plat – Replat of Part of Conway Farm Subdivision Phase 4 dated August 3, 2020, 3 sheets (5 copies)
- 2) Final Plat – Replat of Part of Conway Farm Subdivision Phase 4 dated August 3, 2020, 3 sheets, half size version (1 copy)
- 3) Owner's Certificate - Replat of Part of Conway Farm Subdivision Phase 4, 13 pages, 1 copy
- 4) Village Treasurer's Certificate - Replat of Part of Conway Farm Subdivision Phase, 4 pages, 1 copy
- 5) County Clerk's Tax Certificate - Replat of Part of Conway Farm Subdivision Phase, 4 pages, 1 copy
- 6) Surveyor's Statement to the Recorder - Replat of Part of Conway Farm Subdivision Phase, 1 page, 1 copy

These documents are submitted for review by Village Staff for conformance with compliance with the applicable Village regulations and with the requirements of a proposed Intergovernmental Agreement with the School District. This subdivision accomplishes the following tasks:

- a) Vacates the existing right-of-way of Country Ridge Drive

302-1217

Replat of Part of Conway Farm Subdivision Phase 4

Village of Mahomet, Champaign County, Illinois

August 10, 2020

Page 2 of 2

- b) Vacates the existing right-of-way of Secretariat Drive
- c) Vacates existing utility easements along the exteriors of Country Ridge Drive and Secretariat Drive
- d) Creates easements for existing public utility lines in the vicinity of the existing grade school
- e) Creates an easement adjacent to the railroad for the construction of an extension of the East Mahomet Interceptor Sanitary Sewer
- f) Creates the right-of-way for an extension of South Mahomet Road across the property
- g) Creates general utility easements adjacent to the proposed South Mahomet Road
- h) Modifies the covenant provisions regarding Outlot 1 so that it can potentially be utilized as a Regional Stormwater Management Basin in the future

The subdivision is submitted for approval thru the regular subdivision process. It involves too many major waivers to be processed as a minor subdivision. Among the waivers needed are the following:

- 1) Deferral of construction of stormwater management facilities within Outlot 1 until such time as required due to site development activities on Lot 1001 or Lot 1002
- 2) Deferral of construction of the south 720 feet of Churchill Road until such time as site development upon Lot 1002 necessitates its construction
- 3) Waive the submission of a Preliminary Plat
- 4) Waive the submission of a Subsidiary Drainage Plat
- 5) Waive the 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
- 6) Waive the requirement to construct South Mahomet Road in as much as the Village of Mahomet is contractually obligated to construct those improvements
- 7) Waive the requirement to construct an additional 950 feet of Churchill Road inasmuch as the Village of Mahomet is contractually obligated to construct those improvements

Replat of Part of Conway Farm Subdivision Phase 4

Village of Mahomet, Champaign County, Illinois

August 10, 2020

Page 2 of 2

- 8) Waive the requirement to construct bike paths along 950 feet of Churchill Road and along South Mahomet Road inasmuch as the Village of Mahomet is contractually obligated to construct those improvements
- 9) Defer the submission of a Stormwater Management Plan until such time as Lot 1001 or Lot 1002 undergo site development
- 10) Waive the requirement of the submission of a Subdivision Performance Bond and its accompanying Surety

It should be noted that the School District is the primary owner of the lands within this subdivision. As such, these "Final Draft" materials should be forwarded to the appropriate School District Staff and Officials for review and approval.

We request that consideration of this subdivision be placed on the agenda for the September meeting of the Plan and Zoning Commission.

We appreciate this opportunity to be of assistance to the Village of Mahomet. Please contact us with any questions. Thank you.

Sincerely,

BERNS, CLANCY AND ASSOCIATES, P.C.



Don Wauthier, Vice President

DSW:tt

Enclosures

cc: Kelly Pfeifer (w/enc)

Ellen Hedrick (w/enc)

Joe Chamley, Esq (w/enc)

J:\0302\1215\302-1215 le2.doc

INDEX OF SHEETS

1 COVER SHEET

2 - 3 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).

THE RIGHTS OF WAY FOR SECRETARIAT STREET AND COUNTRY RIDGE ROAD PER THE PLAT OF CONWAY FARM SUBDIVISION PHASE 4; RECORDED MARCH 30, 2011 AS DOCUMENT 2011R06630 ARE VACATED BY THIS PLAT EXCEPT THE EAST 35.0 FEET OF COUNTRY RIDGE ROAD BEING A PART OF CHURCHILL DRIVE WHICH IS NOT BEING VACATED.

UTILITY EASEMENTS, PUBLIC STREET EASEMENTS, BUILDING SETBACKS AND VEHICLE ACCESS STRIPS PER THE PLAT OF CONWAY FARM SUBDIVISION PHASE 4; RECORDED MARCH 30, 2011 AS DOCUMENT 2011R06630 ARE RELEASED BY THIS PLAT, EXCEPT AS SHOWN ON THIS PLAT.

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 40 FEET ALONG CHURCHILL ROAD AND SOUTH MAHOMET 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

MAX McCOMB, COMMUNITY UNIT SCHOOL DISTRICT NUMBER 3 BOARD OF EDUCATION PRESIDENT

DATE

FINAL PLAT APPROVAL

THE FINAL PLAT ENTITLED REPLAT OF PART OF CONWAY FARM SUBDIVISION PHASE 4 HAS RECEIVED RECOMMENDATION FOR (APPROVAL / DISAPPROVAL) BY THE PLAN AND ZONING COMMISSION OF MAHOMET ILLINOIS, THIS ____ DAY OF _____, 2020.

CHAIRPERSON

THE FINAL PLAT ENTITLED REPLAT OF PART OF CONWAY FARM SUBDIVISION PHASE 4 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

THIS PLAT PRESENTED FOR RECORDING BY:

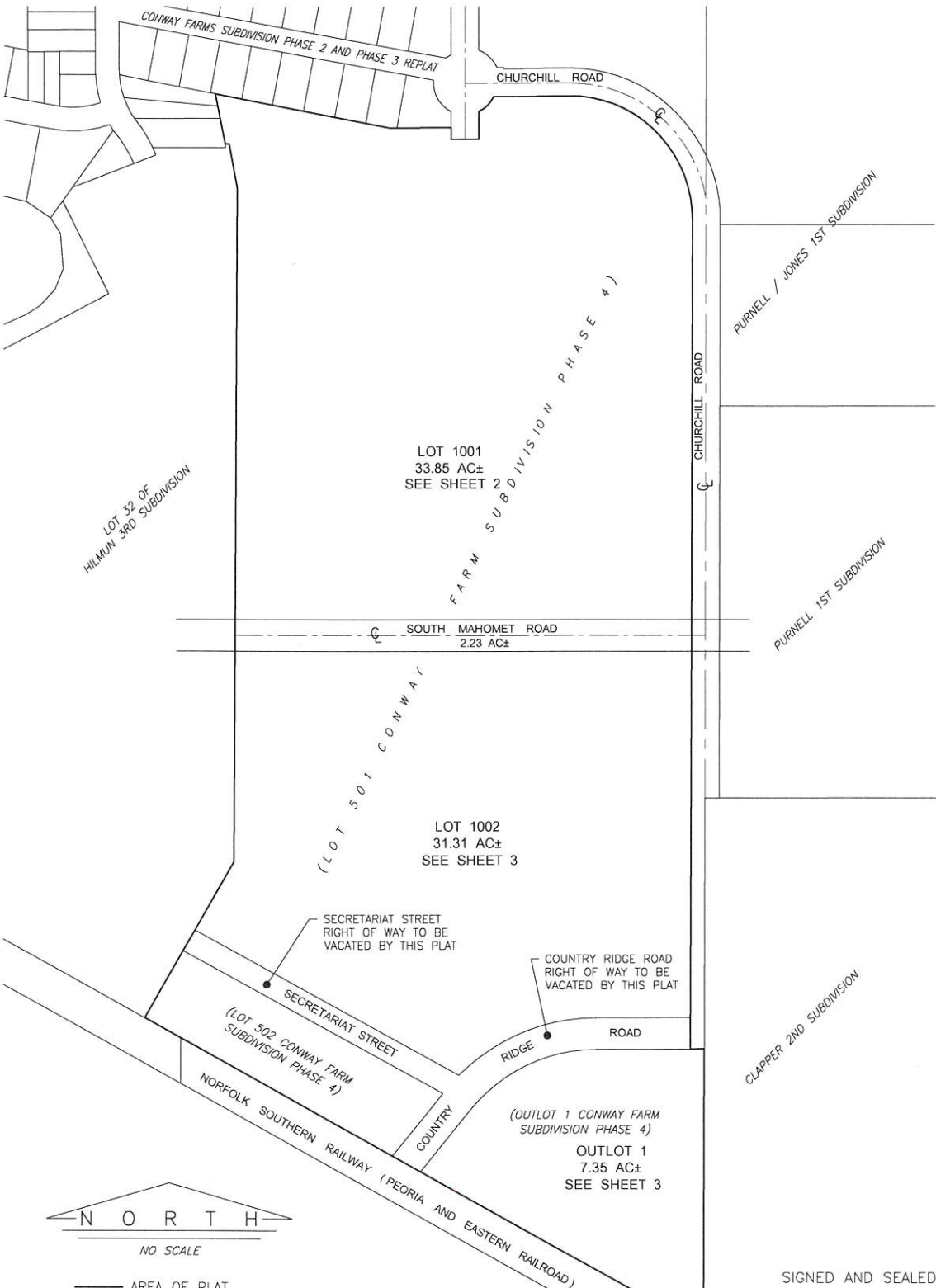
BERNS, CLANCY AND ASSOCIATES
405 EAST MAIN STREET
P.O. BOX 755
URBANA, IL 61803-0755
PHONE: (217)-384-1144

AREA SUMMARY:

LOT 1001: 33.85 AC±
LOT 1002: 31.31 AC±
OUTLOT 1: 7.35 AC±
SOUTH MAHOMET ROAD: 2.23 AC±
TOTAL: 74.74 AC±

REPLAT OF PART OF CONWAY FARM SUBDIVISION PHASE 4

PART 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 BERN, 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 PART OF THE WEST HALF OF THE EAST HALF OF SECTION TWENTY-THREE (23), TOWNSHIP TWENTY (20) NORTH, RANGE SEVEN (7) EAST OF THE THIRD PRINCIPAL MERIDIAN, VILLAGE OF MAHOMET, CHAMPAIGN COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 501, LOT 502, AND OUTLOT 1 OF CONWAY FARM SUBDIVISION PHASE 4 PER PLAT RECORDED MARCH 30, 2011 AS DOCUMENT NUMBER 2011R06630 IN THE OFFICE CHAMPAIGN COUNTY RECORDER.

AND ALSO

THE RIGHT OF WAY OF SECRETARIAT STREET PER SAID DOCUMENT 2011R06630

AND ALSO

THE RIGHT OF WAY OF COUNTRY RIDGE ROAD PER SAID DOCUMENT 2011R06630 EXCEPT THE EASTERN 35.00 FEET THEREOF

ENCOMPASSING 74.74 ACRES, MORE OR LESS, SITUATED IN THE WEST HALF OF THE EAST HALF AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 20 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, VILLAGE OF MAHOMET, CHAMPAIGN COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SURVEY MONUMENT FOUND AT THE NORTHWEST CORNER OF LOT 501 OF CONWAY FARM SUBDIVISION PHASE 4 PER PLAT RECORDED MARCH 30, 2011 AS DOCUMENT NUMBER 2011R06630 IN THE OFFICE OF CHAMPAIGN COUNTY RECORDER BEING ON THE SOUTH LINE OF LOT 614 OF CONWAY FARMS SUBDIVISION PHASE 2 AND PHASE 3 REPLAT PER PLAT RECORDED SEPTEMBER 20, 2012 AS DOCUMENT NUMBER 2012R23900 IN THE OFFICE OF CHAMPAIGN COUNTY RECORDER ALSO BEING AT THE NORTHEAST CORNER OF LOT OF 245A CONWAY FARM SUBDIVISION PHASE 3 REPLAT OF LOT 245 PER PLAT RECORDED APRIL 17, 2013 AS DOCUMENT NUMBER 2013R08975 IN THE OFFICE OF CHAMPAIGN COUNTY RECORDER; THENCE SOUTH 79 DEGREES 36 MINUTES 49 SECONDS EAST ALONG THE NORTH LINE OF LOT 501 OF SAID CONWAY FARM SUBDIVISION PHASE 4, ALSO BEING THE SOUTH LINE OF LOT 614, LOT 615 AND LOT 616 OF SAID CONWAY FARMS SUBDIVISION PHASE 2 AND PHASE 3 REPLAT, A DISTANCE OF 227.01 FEET TO A SURVEY MONUMENT FOUND ON THE NORTH LINE OF SAID LOT 501; THENCE SOUTH 77 DEGREES 57 MINUTES 50 SECONDS EAST ALONG THE NORTH LINE OF LOT 501 OF SAID CONWAY FARM SUBDIVISION PHASE 4, ALSO BEING THE SOUTH LINE OF LOT 617, LOT 618 AND LOT 619 OF SAID CONWAY FARMS SUBDIVISION PHASE 2 AND PHASE 3 REPLAT, A DISTANCE OF 222.20 FEET TO A SURVEY MONUMENT FOUND AT A DEFLECTION ON THE SOUTH LINE OF LOT 619 OF SAID CONWAY FARMS SUBDIVISION PHASE 2 AND PHASE 3 REPLAT; THENCE NORTH 89 DEGREES 54 MINUTES 05 SECONDS EAST ALONG THE NORTH LINE OF LOT 501 OF SAID CONWAY FARM SUBDIVISION PHASE 4, ALSO BEING THE SOUTH LINE OF LOT 619 AND LOT 620 OF SAID CONWAY FARMS SUBDIVISION PHASE 2 AND PHASE 3 REPLAT, A DISTANCE OF 157.44 FEET TO A SURVEY MONUMENT FOUND AT THE SOUTHEAST CORNER OF SAID LOT 620; THENCE SOUTH 00 DEGREES 04 MINUTES 30 SECONDS EAST ALONG A JOG IN THE NORTH LINE OF LOT 501 OF SAID CONWAY FARM SUBDIVISION PHASE 4, ALSO BEING THE WESTERLY RIGHT OF WAY LINE OF CHURCHILL ROAD PER CONWAY FARM SUBDIVISION PHASE 2 PER PLAT RECORDED JUNE 14, 2007 AS DOCUMENT NUMBER 2007R15001 IN THE OFFICE OF CHAMPAIGN COUNTY RECORDER, A DISTANCE OF 29.21 FEET TO A SURVEY MONUMENT SET; THENCE NORTH 89 DEGREES 55 MINUTES 30 SECONDS EAST ALONG THE NORTH LINE OF LOT 501 OF SAID CONWAY FARM SUBDIVISION PHASE 4, ALSO BEING A SOUTHERLY RIGHT OF WAY LINE OF SAID CHURCHILL ROAD, A DISTANCE OF 70.00 FEET TO A SURVEY MONUMENT SET; THENCE NORTH 00 DEGREES 04 MINUTES 30 SECONDS WEST ALONG A JOG THE NORTH LINE OF LOT 501 OF SAID CONWAY FARM SUBDIVISION PHASE 4, ALSO BEING THE EASTERLY RIGHT OF WAY LINE OF CHURCHILL ROAD PER SAID CONWAY FARM SUBDIVISION PHASE 4, A DISTANCE OF 69.87 FEET TO A CONCRETE MONUMENT SET; THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF LOT 501 OF SAID CONWAY FARM SUBDIVISION PHASE 4, ALSO BEING THE EASTERLY RIGHT OF WAY LINE OF CHURCHILL ROAD PER SAID CONWAY FARM SUBDIVISION PHASE 4 AND ALONG A CIRCULAR CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 80.00 FEET, A CHORD LENGTH 52.24 FEET, A CHORD BEARING NORTH 44 DEGREES 55 MINUTES 30 SECONDS EAST AND AN ARC LENGTH 53.21 FEET TO A CONCRETE SURVEY MONUMENT SET; THENCE NORTH 89 DEGREES 55 MINUTES 30 SECONDS EAST ALONG THE NORTH LINE OF LOT 501 OF SAID CONWAY FARM SUBDIVISION PHASE 4, ALSO BEING THE SOUTHERLY RIGHT OF WAY LINE OF CHURCHILL ROAD PER SAID CONWAY FARM SUBDIVISION PHASE 4, A DISTANCE OF 193.24 FEET TO A CONCRETE SURVEY MONUMENT SET, THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF LOT 501 OF SAID CONWAY FARM SUBDIVISION PHASE 4 ALSO BEING THE SOUTHWESTERLY RIGHT OF WAY LINE OF CHURCHILL ROAD PER SAID CONWAY FARM SUBDIVISION PHASE 4 AND ALONG A TANGENT CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 315.00 FEET, A CHORD LENGTH 445.25 FEET, A CHORD BEARING SOUTH 45 DEGREES 06 MINUTES 17 SECONDS EAST AND AN ARC LENGTH 494.47 FEET TO A CONCRETE SURVEY MONUMENT SET; THENCE SOUTH 00 DEGREES 08 MINUTES 04 SECONDS EAST ALONG THE EAST LINE OF LOT 501 OF SAID CONWAY FARM SUBDIVISION PHASE 4 AND SOUTHERLY EXTENSION THEREOF, ALSO BEING THE WESTERLY RIGHT OF WAY LINE OF CHURCHILL ROAD PER SAID CONWAY FARM SUBDIVISION PHASE 4, A DISTANCE OF 2104.66 FEET TO A SURVEY MONUMENT SET ON THE NORTH LINE OF OUTLOT 1 OF SAID CONWAY FARM SUBDIVISION PHASE 4; THENCE NORTH 89 DEGREES 51 MINUTES 56 SECONDS EAST ALONG THE NORTH LINE OF OUTLOT 1 OF SAID CONWAY FARM SUBDIVISION PHASE 4, A DISTANCE OF 35.00 FEET TO A SURVEY MONUMENT FOUND AT THE NORTHEAST CORNER OF OUTLOT 1 OF SAID CONWAY FARM SUBDIVISION PHASE 4, ALSO BEING ON THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF SAID SECTION 23 AND THE WEST LINE OF LOT 22 OF CLAPPER SECOND SUBDIVISION PER PLAT RECORDED DECEMBER 15, 2000 AS DOCUMENT 2000R28537 IN THE OFFICE OF CHAMPAIGN COUNTY RECORDER; THENCE SOUTH 00 DEGREES 08 MINUTES 04 SECONDS EAST ALONG THE EAST LINE OF OUTLOT 1 OF SAID CONWAY FARM SUBDIVISION PHASE 4 ALSO BEING THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF SAID SECTION 23 AND THE WEST LINE OF LOT 22 OF SAID CLAPPER SECOND SUBDIVISION A DISTANCE OF 708.60 FEET TO A SURVEY MONUMENT FOUND ON THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF SAID SECTION 23 AT THE SOUTHEAST CORNER OF OUTLOT 1 OF SAID CONWAY FARM SUBDIVISION PHASE 4 AND ALSO BEING THE SOUTHWEST CORNER OF LOT 22 OF SAID CLAPPER SECOND SUBDIVISION AND ALSO BEING ON THE NORTHERLY RIGHT OF WAY OF NORFOLK SOUTHERN RAILWAY, THENCE NORTH 60 DEGREES 55 MINUTES 30 SECONDS WEST ALONG THE SOUTHERLY LINE OF CONWAY FARM SUBDIVISION PHASE 4, ALSO BEING THE NORTHERLY RIGHT OF WAY LINE OF SAID NORFOLK SOUTHERN RAILWAY, A DISTANCE OF 1620.09 FEET TO A SURVEY MONUMENT FOUND AT THE SOUTHWEST CORNER OF LOT 502 OF SAID CONWAY FARM SUBDIVISION PHASE 4; THENCE NORTH 29 DEGREES 04 MINUTES 34 SECONDS EAST ALONG A WESTERLY LINE OF SAID CONWAY FARM SUBDIVISION PHASE 4, A DISTANCE OF 454.39 FEET TO A SURVEY MONUMENT FOUND; THENCE NORTH 00 DEGREES 07 MINUTES 22 SECONDS WEST ALONG THE WEST LINE OF LOT 501 OF SAID CONWAY FARM SUBDIVISION PHASE 4, A DISTANCE OF 1712.45 FEET TO A SURVEY MONUMENT FOUND; THENCE NORTH 10 DEGREES 55 MINUTES 00 SECONDS WEST ALONG THE WESTERLY LINE OF LOT 501 OF SAID CONWAY FARM SUBDIVISION PHASE 4; THENCE SOUTH 89 DEGREES 20 MINUTES 18 SECONDS WEST ALONG SAID JOG IN THE WESTERLY LINE OF LOT 501 OF SAID CONWAY FARM SUBDIVISION PHASE 4, A DISTANCE OF 10.13 FEET TO A SURVEY MONUMENT FOUND ON THE EAST LINE OF LOT 244 OF CONWAY FARM SUBDIVISION PHASE 3 RECORDED ON MARCH 30, 2011 AS DOCUMENT 2011R06629 IN THE OFFICE OF CHAMPAIGN COUNTY RECORDER; THENCE NORTH 10 DEGREES 54 MINUTES 39 SECONDS WEST ALONG THE WESTERLY LINE OF LOT 501 OF SAID CONWAY FARM SUBDIVISION PHASE 4 ALSO BEING THE EASTERLY LINE OF LOT 244 OF SAID CONWAY FARM SUBDIVISION PHASE 3 AND THE EASTERLY LINE OF LOT 245A AND LOT 245B OF REPLAT OF LOT 245 CONWAY FARM SUBDIVISION PHASE 3 RECORDED APRIL 17, 2013 AS DOCUMENT 2013R08975 IN THE OFFICE OF CHAMPAIGN COUNTY RECORDER, A DISTANCE OF 129.92 FEET TO THE POINT OF BEGINNING; ENCOMPASSING 74.74 ACRES, MORE OR LESS, SITUATED IN THE VILLAGE OF MAHOMET, CHAMPAIGN COUNTY, ILLINOIS.

I FURTHER STATE THAT I HAVE SUBDIVIDED THE SAME INTO TWO (2) LOTS, ONE (1) OUTLOT AND THE PUBLIC STREETS 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 QUASI-PUBLIC UTILITIES AND FOR THE USE OF COMMUNITY ANTENNA TELEVISION SYSTEMS AS DEPICTED HEREON. ALL OF OUTLOT 1 IS HEREBY DEDICATED FOR PUBLIC STORM WATER DETENTION AND PUBLIC SURFACE DRAINAGE.

SAID SUBDIVISION IS TO BE KNOWN AS "REPLAT OF PART OF CONWAY FARM SUBDIVISION PHASE 4, 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. 17019C0267D DATED OCTOBER 2, 2013.

SIGNED AND SEALED AUGUST 3, 2020

PRELIMINARY

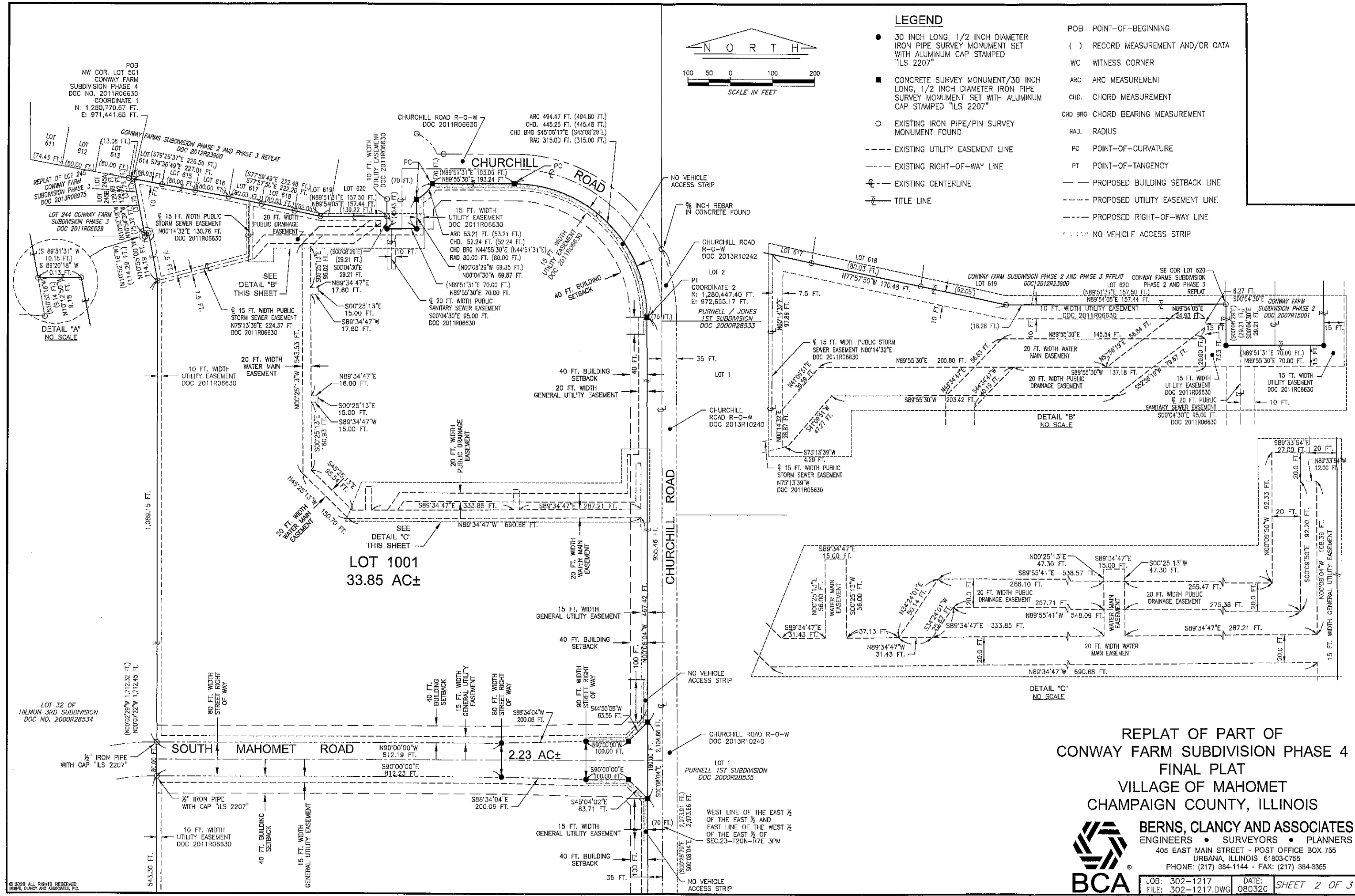
EDWARD L. CLANCY, P.E., L.S., PRESIDENT
BERNS, CLANCY AND ASSOCIATES, P.C.
ILLINOIS PROFESSIONAL LAND SURVEYOR 2207
LICENSE EXPIRATION: NOVEMBER 30, 2020
ILLINOIS PROFESSIONAL ENGINEER 31344
LICENSE EXPIRATION: NOVEMBER 30, 2021
URBANA, CHAMPAIGN COUNTY, ILLINOIS
ILLINOIS PROFESSIONAL DESIGN FIRM 2999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



REPLAT OF PART OF
CONWAY FARM SUBDIVISION PHASE 4
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

JOB: 302-1217
FILE: 302-1217.DWG
DATE: 080320
SHEET 1 OF 3



LEGEND

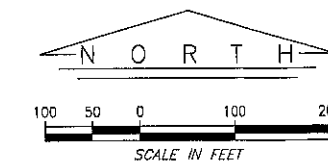
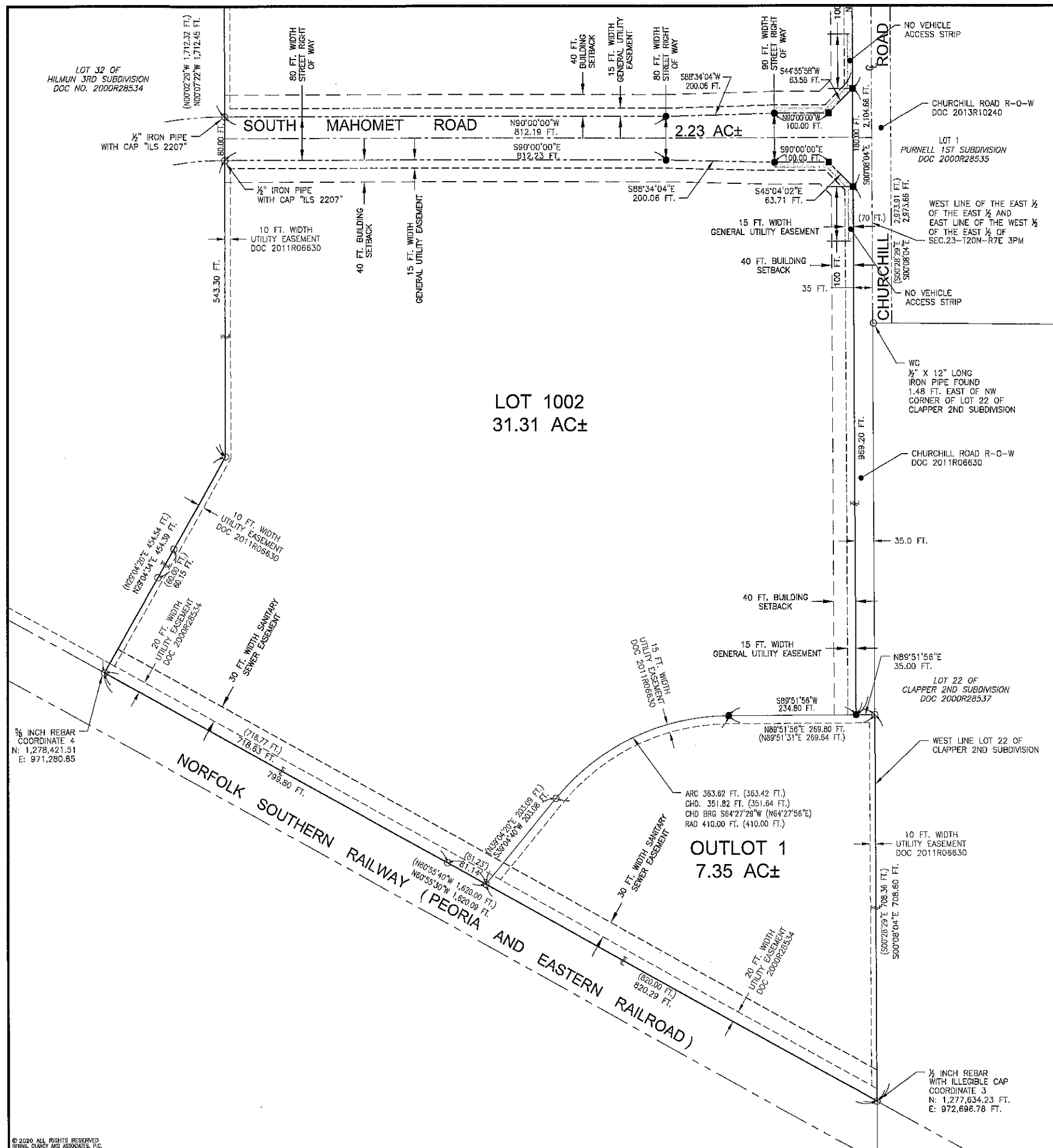
- 30 INCH LONG, 1/2 INCH DIAMETER IRON PIPE SURVEY MONUMENT SET WITH ALUMINUM CAP STAMPED "ILS 2207"
- CONCRETE SURVEY MONUMENT/30 INCH LONG, 1/2 INCH DIAMETER IRON PIPE SURVEY MONUMENT SET WITH ALUMINUM CAP STAMPED "ILS 2207"
- EXISTING IRON PIPE/PIN SURVEY MONUMENT FOUND
- EXISTING UTILITY EASEMENT LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING CENTERLINE
- TITLE LINE

- POB POINT-OF-BEGINNING
- () RECORD MEASUREMENT AND/OR DATA
- WC WITNESS CORNER
- ARC ARC MEASUREMENT
- CHD. CHORD MEASUREMENT
- CHD BRG CHORD BEARING MEASUREMENT
- RAD. RADIUS
- PC POINT-OF-CURVATURE
- PT POINT-OF-TANGENCY
- PROPOSED BUILDING SETBACK LINE
- PROPOSED UTILITY EASEMENT LINE
- PROPOSED RIGHT-OF-WAY LINE
- NO VEHICLE ACCESS STRIP

REPLAT OF PART OF
CONWAY FARM SUBDIVISION PHASE 4
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



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 IRON PIPE/PIN SURVEY MONUMENT FOUND
- EXISTING UTILITY EASEMENT LINE
- EXISTING RIGHT-OF-WAY LINE
- ⊕--- EXISTING CENTERLINE
- TITLE LINE

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- RAD. RADIUS
- PC POINT-OF-CURVATURE
- PT POINT-OF-TANGENCY
- PROPOSED BUILDING SETBACK LINE
- PROPOSED UTILITY EASEMENT LINE
- PROPOSED RIGHT-OF-WAY LINE
- NO VEHICLE ACCESS STRIP

STATE PLANE COORDINATES

COORDINATE 1
NORTHWEST CORNER OF LOT 1001
NORTHING: 1,280,770.67 FT.
EASTING: 971,441.65 FT.

COORDINATE 2
PT. ON EAST SIDE OF LOT 1001
NORTHING: 1,280,447.40 FT.
EASTING: 972,655.17 FT.

COORDINATE 3
SOUTHEAST CORNER OF OUTLOT 1
NORTHING: 1,277,634.23 FT.
EASTING: 972,696.78 FT.

COORDINATE 4
SOUTHWEST CORNER OF LOT 1002
NORTHING: 1,278,421.51 FT.
EASTING: 971,280.85 FT.

REPLAT OF PART OF CONWAY FARM SUBDIVISION PHASE 4 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

JOB: 302-1217 DATE: 080320
FILE: 302-1217.DWG SHEET 3 OF 3

A RESOLUTION FOR THE PLAN AND ZONING COMMISSION

**CONCERNING THE REPLAT OF CONWAY FARMS SUBDIVISION PHASE 4
VILLAGE OF MAHOMET, CHAMPAIGN COUNTY, ILLINOIS**

- WHEREAS,** the Board of Trustees of the Village of Mahomet, pursuant to the authority conferred by the Statutes of the State of Illinois, has established certain standards and procedures for review and approval of subdivisions within the Corporate Limits of the Village of Mahomet, Illinois and within one and one-half miles thereof; and,
- WHEREAS,** the developer of the proposed **Replat of Conway Farms Subdivision Phase 4 (Mahomet-Seymour Community Unit School District #3 ("School District"))** 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 Replat of the Final Plat and supporting technical documents for the **Replat of Conway Farms Subdivision Phase 4** and found that subject to minor modifications, the documents are satisfactory and in a form that complies with the Village of Mahomet Subdivision Ordinance requirements, and made recommendations concerning approval of said Replat; and,
- WHEREAS,** The Village Attorney reviewed the Owner's Certificate, County Clerk's Tax Certificate, and other legal documents for **Replat of Conway Farms Subdivision Phase 4** 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 following ten (10) waivers from the requirements of the Subdivision Ordinance have been requested relative to this subdivision.;
1. *Waiver to defer the construction of stormwater management facilities within Outlot 1 until such time as required due to site development activities on Lot 1001 or Lot 1002*
 2. *Waiver to defer the construction of the south 720 feet of Churchill Road until such time as site development upon Lot 1002 necessitates its construction*
 3. *Waiver of the requirement to submit a Preliminary Plat*
 4. *Waiver of the requirement to submit a Subsidiary Drainage Plat*
 5. *Waiver to defer the requirement to construct 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*
 6. *Waiver of this developer's requirement to construct South Mahomet Road to the extent that the Village of Mahomet is contractually obligated to construct those improvements on behalf of the School District.*
 7. *Waiver of this developer's requirement to construct an additional 950 feet of Churchill Road to the extent that the Village of Mahomet is contractually obligated to construct those improvements on behalf of the School District.*
 8. *Waiver of this developer's requirement to construct bike paths along 950 feet of Churchill Road and along South Mahomet Road to the extent that the Village of Mahomet is contractually obligated to construct those improvements on behalf of the School District.*

Resolution for Plan and Zoning Commission
Replat of Conway Farms Subdivision Phase 4

September 1, 2020

Page 2 of 3

9. *Waiver to defer the submission of a Stormwater Management Plan until such time as Lot 1001 or Lot 1002 undergo site development*
10. *Waiver of the requirement to submit to the Village of Mahomet a Subdivision Performance Bond and its accompanying Surety*

WHEREAS, the Plan and Zoning Commission met and reviewed the Final Plat Replat, 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 September, 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 **Replat of Conway Farms Subdivision Phase 4** upon completion of modifications identified by the Village staff and does hereby authorize the Chairman to sign the said Replat upon completion of said modifications.
- B. The Plan and Zoning Commission does hereby recommend the following concerning the requested waivers:
 1. **GRANT / DENY** Waiver to defer the construction of stormwater management facilities within Outlot 1 until such time as required due to site development activities on Lot 1001 or Lot 1002
 2. **GRANT / DENY** Waiver to defer the construction of the south 720 feet of Churchill Road until such time as site development upon Lot 1002 necessitates its construction
 3. **GRANT / DENY** Waiver of the requirement to submit a Preliminary Plat
 4. **GRANT / DENY** Waiver of the requirement to submit a Subsidiary Drainage Plat
 5. **GRANT / DENY** Waiver to defer the requirement to construct 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
 6. **GRANT / DENY** *Waiver of this developer's requirement to construct South Mahomet Road to the extent that the Village of Mahomet is contractually obligated to construct those improvements on behalf of the School District.*
 7. **GRANT / DENY** *Waiver of this developer's requirement to construct an additional 950 feet of Churchill Road to the extent that the Village of Mahomet is contractually obligated to construct those improvements on behalf of the School District.*
 8. **GRANT / DENY** *Waiver of this developer's requirement to construct bike paths along 950 feet of Churchill Road and along South Mahomet Road to the extent that the Village of Mahomet is contractually obligated to construct those improvements on behalf of the School District.*
 9. **GRANT / DENY** Waiver to defer the submission of a Stormwater Management Plan until such time as Lot 1001 or Lot 1002 undergo site development
 10. **GRANT / DENY** Waiver of the requirement to submit to the Village of Mahomet a Subdivision Performance Bond and its accompanying Surety
- C. The approval of the Replat recommended above is further subject to the following conditions:
 1. Approval, execution and recording of the replacement Intergovernmental Agreement by the Village Board and the School District regarding the subject real estate.

**Resolution for Plan and Zoning Commission
Replat of Conway Farms Subdivision Phase 4**

September 1, 2020

Page 3 of 3

2. Submission of all supporting documentation in proper form
3. The approval of the Replat recommended above is further subject to the review and approval of the Final Plat and supporting documents as applicable by other relevant agencies and utility service providers.
4. In the event that the modifications to the Final Plat are not completed, the outside agency reviews are not completed, all supporting documents are not submitted in final form, or the conditions set forth above are not met within sixty (60) days from the date of approval by the Board of Trustees, the approvals recommended herein shall be null and void.

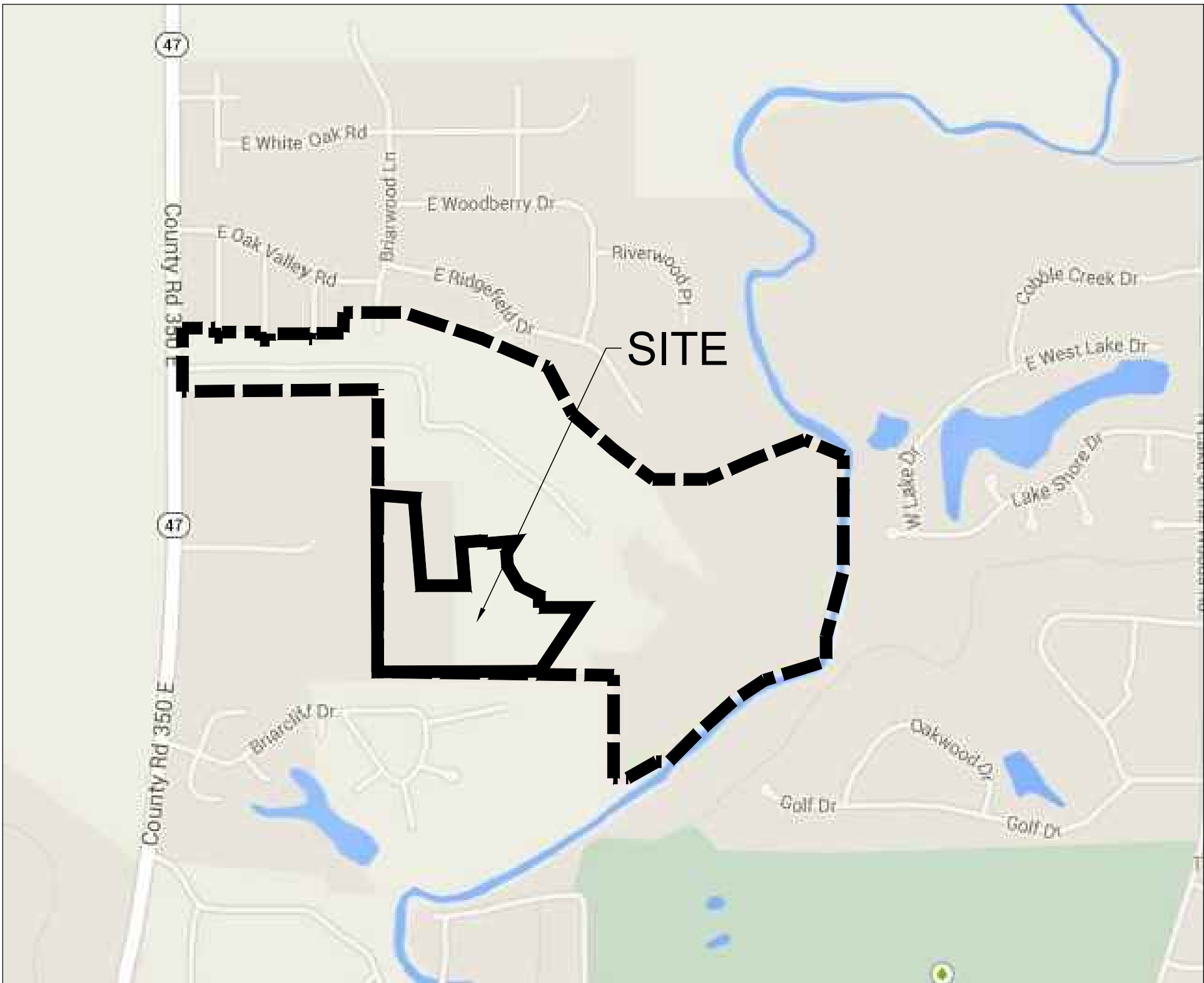
Chair, Plan and Zoning Commission
Village of Mahomet

MAHOMET LAND COMPANY

THORNEWOOD 6TH SUBDIVISION
AMENDED PRELIMINARY PLAT

MAHOMET ILLINOIS

Location Map



Index of Drawings

00	COVER SHEET
1	OVERALL PLAN
2-4	PRELIMINARY PLAT

Benchmarks

1.

TOP OF OPERATING NUT OF FIRE HYDRANT @ THE SOUTH END OF GARWOOD IN PHASE I WEST SIDE GAREWOOD.
U.S.G.S. ELEV.=735.24 NAVD 1988
2.

TOP OF OPERATING NUT OF FIRE HYDRANT @ THE SOUTH END OF BROOKHAVEN IN PHASE I WEST SIDE BROOKHAVEN.
U.S.G.S. ELEV.=735.58 NAVD 1988

Developer

MAHOMET LAND COMPANY
P.O. BOX 11
116 S. LOMBARD
MAHOMET, ILLINOIS 61953
1-217-586-4906

Engineer

PATRICK MOONE P.E.
2709 McGRAW DRIVE
BLOOMINGTON, ILLINOIS
309-663-8435

Attorney

JENNY H. PARK
MEYER CAPEL LAW OFFICES
306 W. CHURCH STREET
CHAMPAIGN, ILLINOIS
1-217-352-1800

Surveyor

CHAD WALLACE, P.S.
2709 McGRAW DRIVE
BLOOMINGTON, ILLINOIS
309-663-8435

PRELIMINARY PLAT ENTITLED THORNEWOOD SUBDIVISION AMENDED PRELIMINARY PLAN

HAS RECEIVED APPROVAL BY THE PLAN AND ZONING COMMISSION OF THE VILLAGE OF MAHOMET, ILLINOIS, THIS ____ DAY OF ____, 20__.

_____, CHAIRPERSON

PRELIMINARY PLAT APPROVAL FOR THORNEWOOD SUBDIVISION AMENDED PRELIMINARY PLAN

THE PRELIMINARY PLAT ENTITLED _____

HAS RECEIVED APPROVAL BY THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF MAHOMET, ILLINOIS, THIS ____ DAY OF ____, 20__.

PRESIDENT, VILLAGE BOARD OF TRUSTEES

PRELIMINARY PLAT APPROVAL

HAS RECEIVED APPROVAL BY THE BOARD OF TRUSTEE OF SANGAMON VALLEY WATER DISTRICT, ILLINOIS, THIS ____ DAY OF ____, 20__.

_____, CHAIRPERSON

NOTES:

1.

The total area of Thornewood Subdivision is 254.34 acres and will contain a total of 242 buildable residential lots. The area of Thornewood Subdivision revised in this Amended Preliminary Plat is 33.48 acres and contains 70 buildable residential lots. Outlots 708 A - 712 A shall be sold with their corresponding lot. All of Outlots 640 - 642 & 740 & 741 shall be a drainage easement.
2.

A portion of this property lies within the Special Flood Hazard area as shown on Flood Insurance Rate Map 17019C0259D, effective date October 2, 2013. No portion of any buildable residential lot lies within the Special Flood Hazard Zone. Lots to be filled where needed to provide a minimum building pad elevation of one foot above the base flood elevation. (Lots 708 THRU 712)
3.

All water main and sanitary sewers are to be constructed in public right-of-way or easements and dedicated to Sangamon Valley Public Water District for ownership and maintenance. All storm sewers, streets and sidewalks shall be constructed in public right-of-way or easements and dedicated to the Village of Mahomet for ownership and maintenance.
4.

A copy of this preliminary plat has been sent to affected agencies and affected quasi-public utility companies to solicit comments as required by code.
5.

Dimensions of curved lines are chord distances.
6.

Clustered mail boxes may be constructed on Outlots 641 & 740 if U.S. Postal Service requires. These outlots will be owned and maintained by the Homeowners Association.
7.

Sidewalks to be 5' width. Where 8' and 10' wide pedestrian trails are requested by the Village, the Village shall reimburse the Developer for the additional width above 5'
8.

Existing drainage way through lots 622, 623, 625, 726 thru 729, 734, 709 & 710 shall be cleaned of debris, fallen trees, etc. to provide adequate drainage. Any water way bends in excess of 45° bends shall be re-graded as needed. Locations w/ excessive erosion shall be stabilized during construction.
9.

All proposed lots are greater than 10,000sf in size.
10.

Between phases 1 & 2, a turnaround will be constructed per Village Requirements.

LEGAL DESCRIPTION
THE NORTHWEST QUARTER OF SECTION 11;

AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11;

AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11 LYING NORTH AND WEST OF THE SANGAMON RIVER;

AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2;

AND ALSO THAT PART OF THE FOLLOWING DESCRIBED REAL ESTATE LYING WEST OF THE CENTERLINE OF THE SANGAMON RIVER, TO WIT:
THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2 AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, EXCEPT THAT PART OF THE SOUTH 4 ACRES OF THE LAST DESCRIBED TRACT WHICH LIES WEST OF THE CENTERLINE OF THE SANGAMON RIVER,

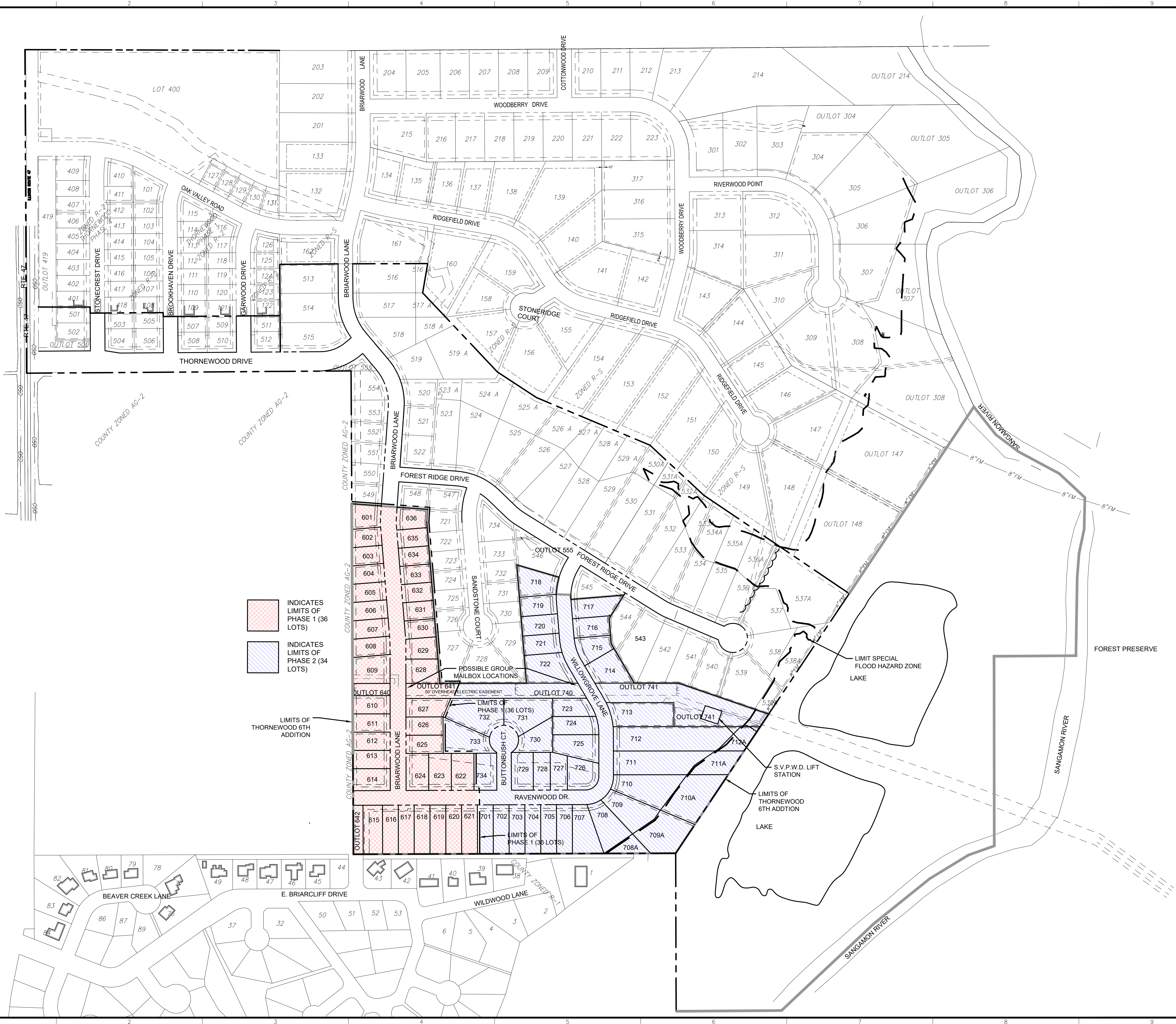
ALL LANDS BEING IN TOWNSHIP 20 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN CHAMPAIGN COUNTY, ILLINOIS.

Project No: 0020782.01

Design Firm Registration #184001856

Date: 8-24-2020

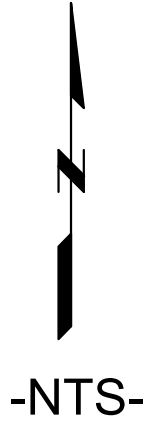
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INDICATES LIMITS OF PHASE 1 (36 LOTS)

INDICATES LIMITS OF PHASE 2 (34 LOTS)

LIMITS OF THORNEWOOD 6TH ADDITION



ISSUE:		
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1		
2		

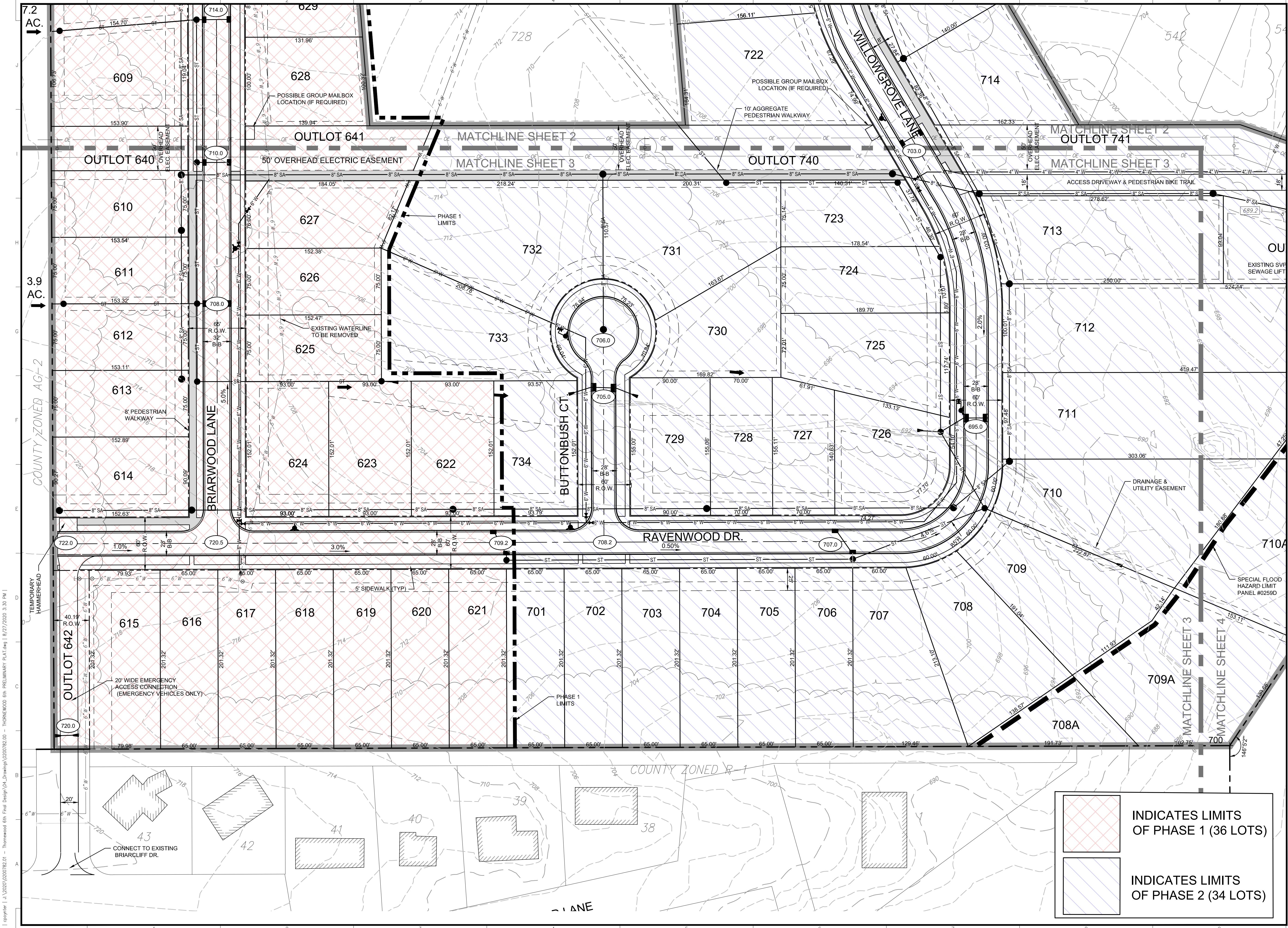
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Design /Drawn:	NCP
Reviewed:	PJM
Book No.:	Field:

SHEET TITLE:

**PRELIMINARY PLAT
OVERALL PLAN**

SHEET NUMBER:

1



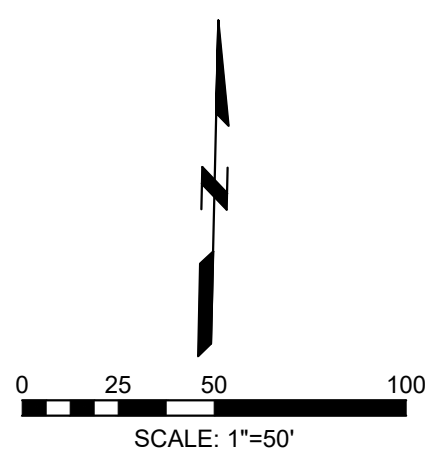
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INDICATES LIMITS OF PHASE 1 (36 LOTS)

INDICATES LIMITS OF PHASE 2 (34 LOTS)

ISSUE:

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1		

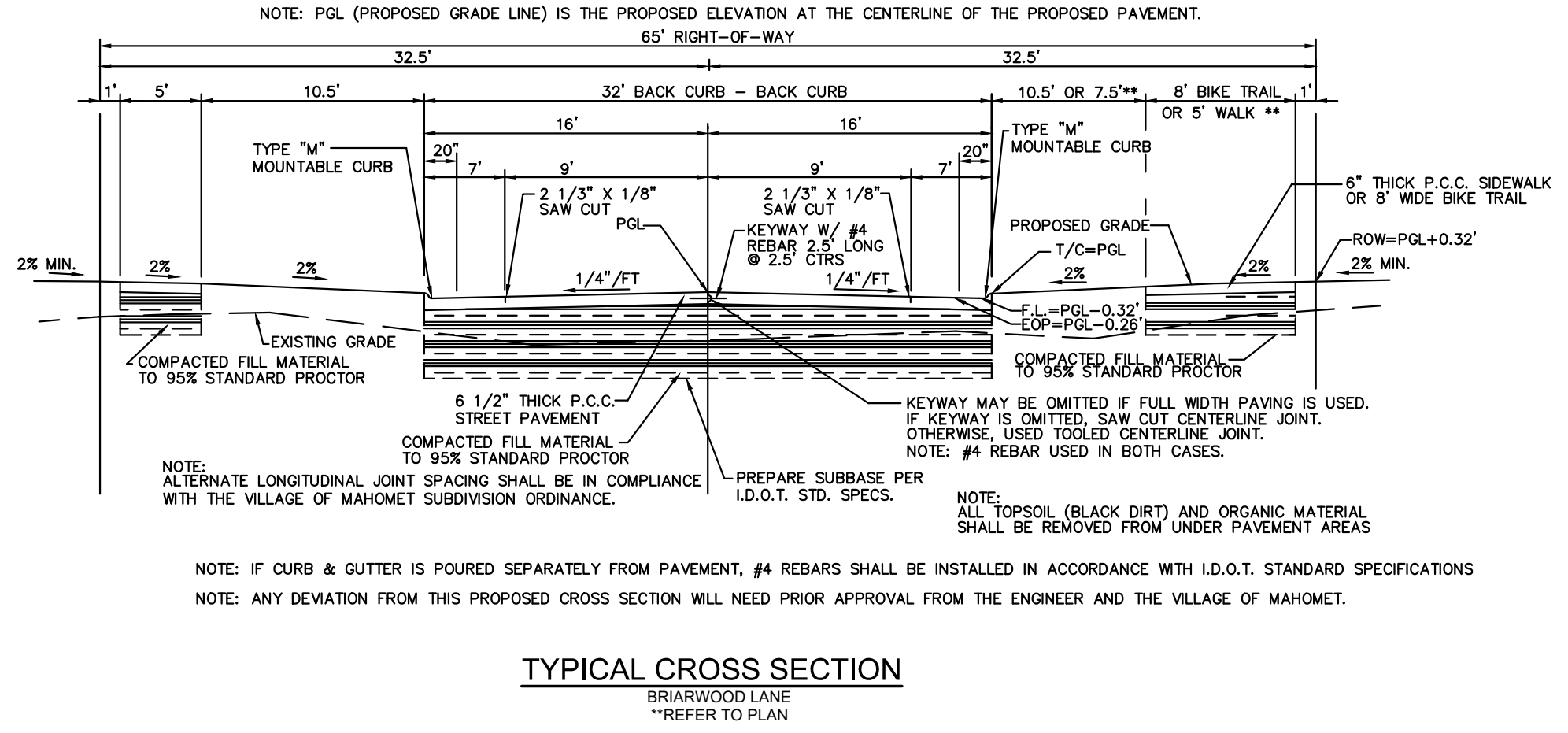
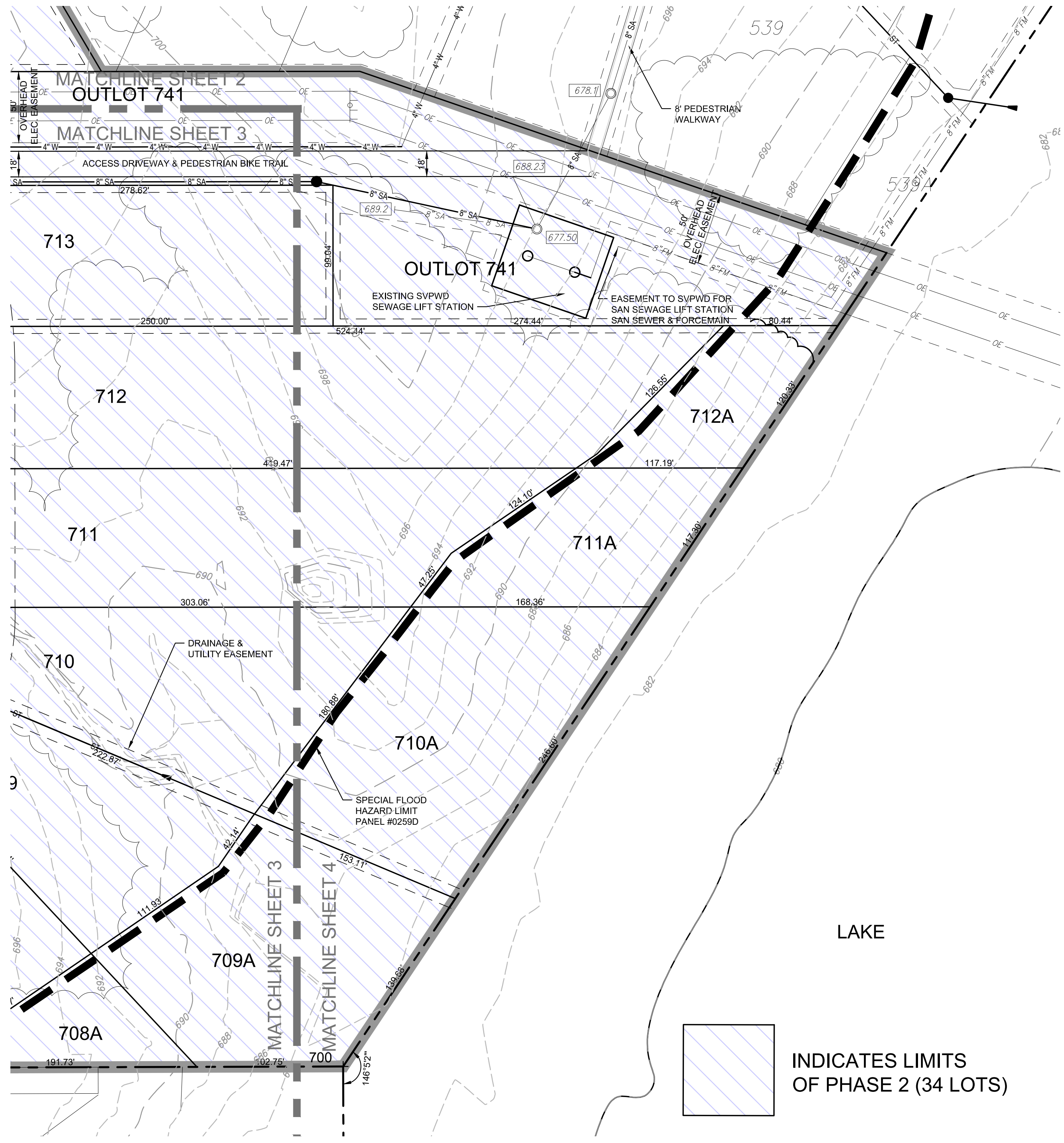


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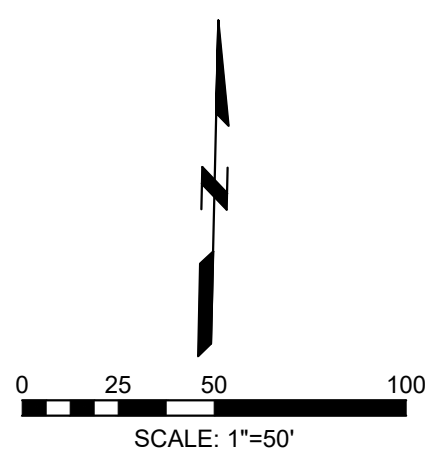
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AMENDED PRELIMINARY PLAT

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3

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Date: _____

Design/Drawn: _____

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Book No.: _____ Field: _____

SHEET TITLE:

**AMENDED
PRELIMINARY PLAT**

SHEET NUMBER:

4