



**Plan and Zoning Commission  
7:00 p.m. Tuesday, May 4, 2021  
Village of Mahomet - Administrative Office  
Virtual Meeting Via Zoom or Skype for Business**

**Join Zoom Meeting**

<https://us02web.zoom.us/j/87579401925?pwd=VDIHOWdQMmpPTnlKZHJnMnVKTFV4UT09>

**Meeting ID: 875 7940 1925**

**Passcode: 61853**

**Join by phone**

**+1 312 626 6799 US (Chicago)**

**Join by Skype for Business**

<https://us02web.zoom.us/skype/87579401925>

**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 May 4, 2021. Other written comments may be submitted by emailing Abby Heckman, [aheckman@mahomet-il.gov](mailto:aheckman@mahomet-il.gov) no later than the start of the meeting on May 4, 2021 to ensure placement of such comments in the official record of the meeting.

**4. REVIEW/APPROVE MINUTES:** April 6, 2021 (provided at meeting)

**5. PUBLIC HEARINGS:**

LSRD2021-02: PRAIRIESIDE LSRD (VERTICAL TOWER PARTNERS LLC)

A RESOLUTION CONCERNING ESTABLISHMENT OF A LARGE SCALE RESIDENTIAL DEVELOPMENT 18.61± ACRES OF LAND LOCATED SOUTH AND EAST OF THE CONWAY FARMS SUBDIVISION LAKE AND NORTH OF THE FUTURE SOUTH MAHOMET ROAD EXTENSION

ZA2021-03: PV403 DEVELOPMENTS LLC

A RESOLUTION CONCERNING A REZONING UPON ANNEXATION REQUEST FOR 26.04± ACRES OF LAND LOCATED WEST OF PRAIRIEVIEW ROAD AND NORTH OF CLARK STREET FROM COUNTY AG-2 AGRICULTURE DISTRICT TO VILLAGE C-2 GENERAL COMMERCIAL AND AC CONSERVATION DISTRICTS

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

LSRD2021-02: PRAIRIESIDE LSRD (VERTICAL TOWER PARTNERS LLC)

503 E. Main Street - P.O. Box 259 - Mahomet, IL 61853-0259

phone (217) 586-4456 fax (217) 586-5696

[www.mahomet-il.gov](http://www.mahomet-il.gov)

A RESOLUTION CONCERNING ESTABLISHMENT OF A LARGE SCALE RESIDENTIAL DEVELOPMENT 18.61± ACRES OF LAND LOCATED SOUTH AND EAST OF THE CONWAY FARMS SUBDIVISION LAKE AND NORTH OF THE FUTURE SOUTH MAHOMET ROAD EXTENSION

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**7. COMMISSIONER / STAFF COMMENTS:**

NEXT PZC MEETING – JUNE 1, 2021

**8. ADJOURN**



**Plan and Zoning Commission  
Staff Report  
Meeting May 4, 2021**

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

**PROJECT: LSRD2021-02: PRAIRIESIDE LSRD SUBDIVISION**

**PETITIONER: VERTICAL TOWER PARTNERS LLC**

**ENGINEER: BKB ENGINEERING, INC**

**RE: LARGE SCALE RESIDENTIAL DEVELOPMENT**

**PUBLIC HEARING:** The Plan and Zoning Commission (PZC) may hold one or more public hearings upon request for approval of a Large Scale Residential Development (LSRD). A public hearing is not required for LSRD requests, though as a courtesy, a public hearing is scheduled for May 4, 2021 at 7:00pm. Public hearings can be closed or continued to another meeting without any action on the case. Public notice was published in the News-Gazette on April 18, 2021. The PZC acts in an advisory role to the Board of Trustees (BOT) regarding LSRD requests. The PZC is asked to make a recommendation to the BOT concerning LSRD requests. The BOT will approve or deny the proposed LSRD.

**REQUESTED ACTION: PUBLIC HEARING - LARGE SCALE RESIDENTIAL DEVELOPMENT  
RECOMMENDATION TO BOT - LARGE SCALE RESIDENTIAL DEVELOPMENT**

**PROCEDURAL ISSUES:** The Developer has prepared all documentation relating to the LSRD in accordance with the Zoning Ordinance and requests consideration of the proposed LSRD. A draft resolution is attached for consideration by the PZC. The PZC may recommend conditions regarding the layout, circulation and performance of the proposed LSRD.

**SITE DESCRIPTION / LOCATION:** The site is located south and east of the Conway Farms Subdivision lake and north of the future South Mahomet Road extension. The subject development consists of 18.61± acres.

**CONFORMANCE WITH COMPREHENSIVE PLAN:** The Comprehensive Plan designates this site as part of the East Village Functional Framework Area which encourages housing in this area continue to consist of single-family, two-family and senior housing types. The Comprehensive Plan Future Land Use Plan designates this area for single-family residential uses. The Residential Areas Policy suggests encouraging the following: development of a range of housing types to accommodate residents in all stages of life, development of higher density attached housing as an intensity buffer along major corridors (Interstate 74), and provision of providing common open space in exchange for smaller lot sizes. 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 site appears to comply with recommendations in Comprehensive Plan.

**CURRENT LAND USE AND ZONING:**

<u>Direction</u>	<u>Land Use</u>	<u>Current Zoning</u>
On-Site	Undeveloped	R-1B Single- Family Residential
North	Undeveloped	R-1B Single- Family Residential
South	Undeveloped	R-1B Single- Family Residential
East	Middletown Prairie School Campus	R-1B Single- Family Residential
West	Single-Family Residential Uses	R-1B Single- Family Residential

**CONFORMANCE WITH ZONING ORDINANCE:** The lands included in this LSRD request are currently zoned R-1B Single-Family Residential. LSRDs are a permitted use within the existing zoning district. The proposed subdivision development appears to be compliant with the LSRD requirements set forth in the zoning ordinance (ZO 152.045). Current zoning and LSRD requirements would allow 64 units. The developer is proposing 51 units. No rezoning is required to meet LSRD requirements. See calculations below.

- Gross development (R-1B zoning) area = 18.61± AC – 20% (3.72± AC) = 14.88± AC Net development area R-1B
- Net development area = 14.88± AC (648,172.8 SF) / 10,000 SF minimum per family in R-1B = 64.817 dwelling units
- Total allowed dwelling units = 64 units
- Proposed dwelling units = 51 units
- Total common open space provided = 200± SF (for mailbox cluster)

As part of this LSRD request the developer has indicated the following zoning requirement variations that are needed to support the attached LSRD plan:

1. Lot widths (as measured along the front yard setback line) of not less than 74 feet.
2. Lot areas of not less than 9,100 SF.

**POLICE / FIRE PROTECTION:** The Village Police Department currently provides police protection for this site. The property is within the Cornbelt Fire Protection District. The site is approximately 1.8 miles from both the police station and the fire station.

**PUBLIC WATER AND SANITARY SEWER FACILITIES:** The site is in the Village of Mahomet service area and with the South Mahomet Road construction project public sanitary sewer and water services will be available for expansion to this site.

**AVAILABILITY OF PUBLIC UTILITIES:** This site is in the general vicinity of standard public utilities. Extension of public utilities to serve the subdivision is feasible.

**STORMWATER MANAGEMENT:** All stormwater from this development will be directed to the existing Conway Farms lake which is adjacent to the west of the site. Compliance with Village stormwater requirements will be required.

**STREET ACCESS / SIDEWALKS:** Sidewalks are planned for one (1) side of the streets within this development. The site will be accessible from the future South Mahomet Road expansion and will include two (2) street intersections with future South Mahomet Road and an internal cul-de-sac street

**STAFF RECOMMENDATION:** Staff recommends the Large Scale Residential Development be forwarded to the BOT with a recommendation for approval subject to a development agreement with the Village.

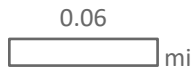
**ATTACHMENTS**

1. Aerial Location / Zoning Map
2. Large Scale Residential Development Plan - dated April 15, 2021
3. Draft Resolution

# LSRD2021-02 Prairieside Sub



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



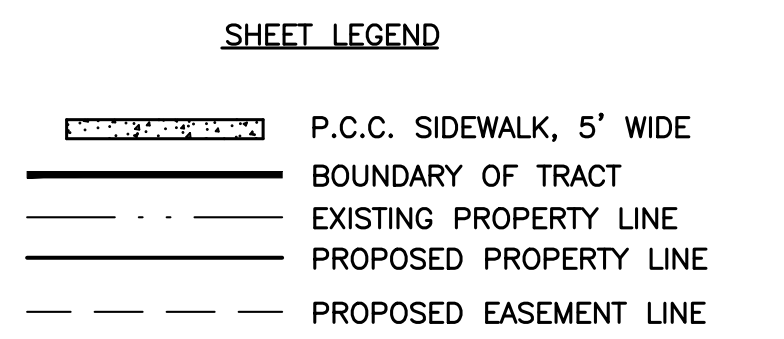
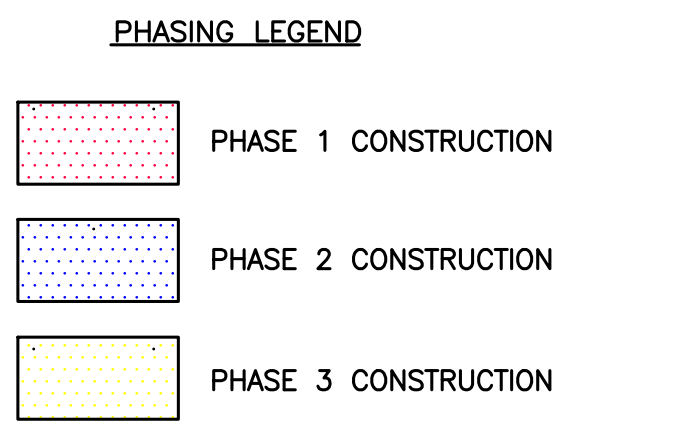
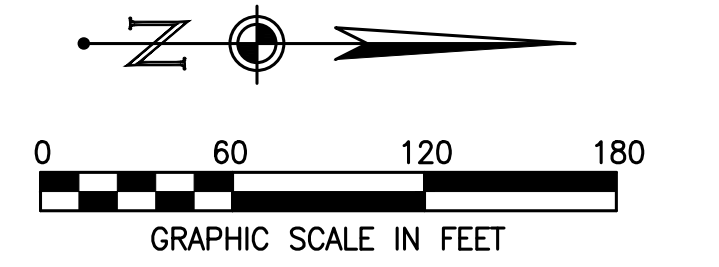
This map was prepared with geographic information system (GIS) data created by the Champaign County GIS Consortium (CCGISC), or other CCGISC member agency. These entities do not warrant or guarantee the accuracy or suitability of GIS data for any purpose. The GIS data within this map is intended to be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



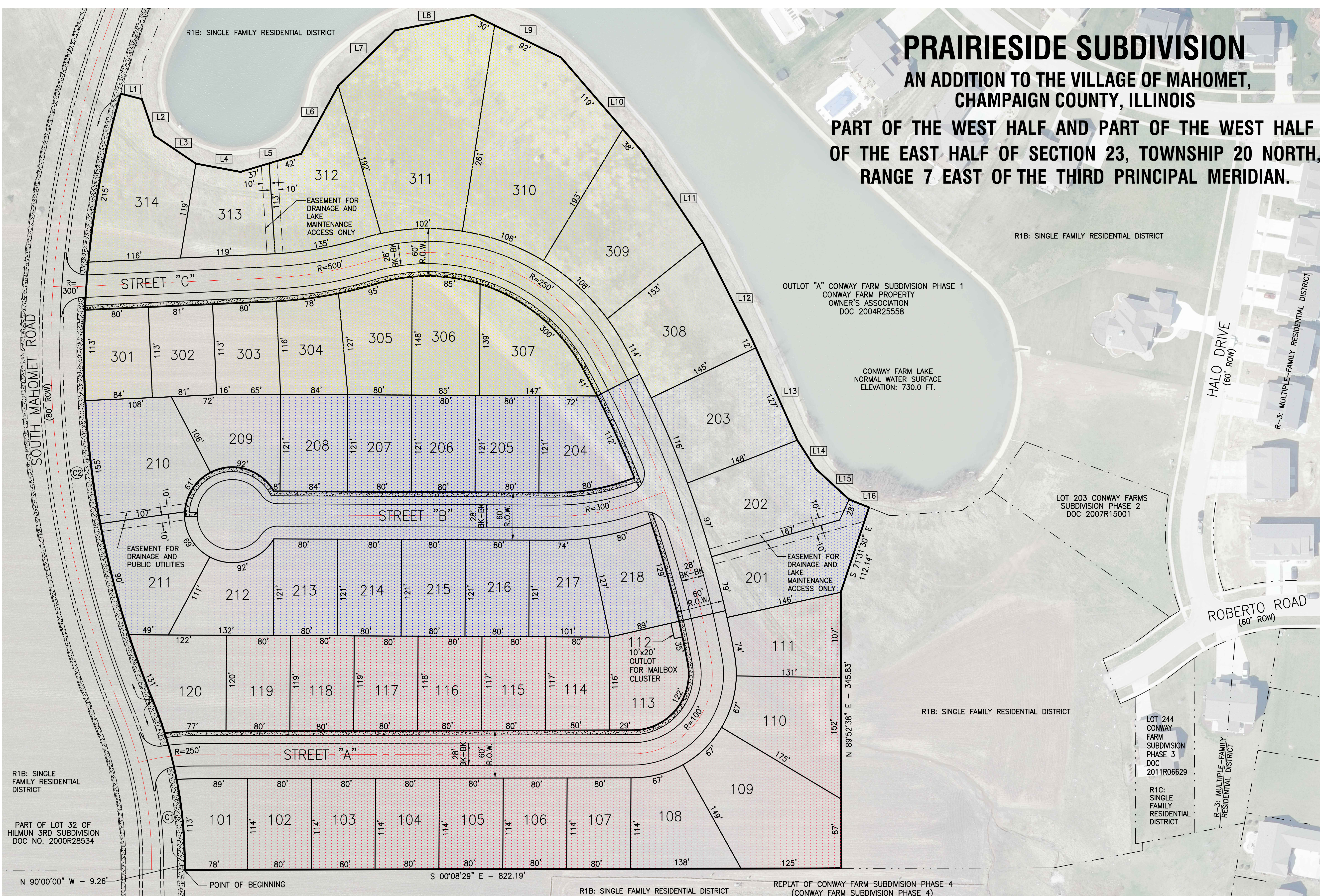
# PRAIRIESIDE SUBDIVISION

AN ADDITION TO THE VILLAGE OF MAHOMET,  
CHAMPAIGN COUNTY, ILLINOIS

PART OF THE WEST HALF AND PART OF THE WEST HALF  
OF THE EAST HALF OF SECTION 23, TOWNSHIP 20 NORTH,  
RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN.



- INDEX OF SHEETS**
- LARGE SCALE RESIDENTIAL DEVELOPMENT
  - GENERAL NOTES
  - GRADING PLAN
  - UTILITY PLAN



OWNER / SUBDIVIDER:  
VERTICAL TOWER PARTNERS, LLC  
DARRIN PETERS  
1107 S. DIVISION ST.  
MAHOMET, IL 61853  
800-876-7416

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

REVISIONS		
NO.	DATE	DESCRIPTION
		submitted 04/15/21 for public hearing on 05/04/21

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

LARGE SCALE RESIDENTIAL DEVELOPMENT

PRAIRIESIDE SUBDIVISION  
MAHOMET, ILLINOIS

PROJECT: 216-2101	SHEET:
DESIGN BY: BKB	1
DRAWN BY: BKB	
DATE: 4/9/21- 04/15/2021	

LEGAL DESCRIPTION

A PART OF LOT 32 IN HILMUN THIRD SUBDIVISION IN SECTION 23, TOWNSHIP 20 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, VILLAGE OF MAHOMET, CHAMPAIGN COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 2000R28534 IN THE CHAMPAIGN COUNTY RECORDER OF DEEDS OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING ON THE SOUTH RIGHT OF WAY LINE OF S.B.I. ROUTE 39/U.S. ROUTE 150 (OAK STREET) CONVEYED TO THE VILLAGE OF MAHOMET PER TRUSTEE'S DEED RECORDED DECEMBER 9, 1996 AS DOCUMENT NO. 96R30242 IN BOOK 2473 PAGE 154 IN THE CHAMPAIGN COUNTY RECORDER OF DEEDS OFFICE, AT THE POINT OF INTERSECTION WITH THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF SECTION 23, TOWNSHIP 20 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH 00 DEGREES 08 MINUTES 29 SECONDS EAST 3,953.21 FEET ON SAID WEST LINE OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 23 TO THE SOUTHEAST CORNER OF OUTLOT 1 IN CONWAY FARM SUBDIVISION PHASE 4, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 2011R06630 IN THE CHAMPAIGN COUNTY RECORDER OF DEEDS OFFICE ON THE NORTHERLY RIGHT OF WAY LINE OF THE PEORIA & EASTERN RAILROAD NOW NORFOLK SOUTHERN RAILWAY; THENCE NORTH 60 DEGREES 55 MINUTES 40 SECONDS WEST 1,620.00 FEET ON SAID NORTHERLY RIGHT OF WAY LINE OF SAID NORFOLK SOUTHERN RAILWAY TO THE SOUTHWEST CORNER OF LOT 502 IN SAID CONWAY FARM SUBDIVISION PHASE 4; THENCE NORTH 29 DEGREES 04 MINUTES 20 SECONDS WEST 454.45 FEET ON THE WESTERLY LINE OF LOT 501 AND LOT 502 IN SAID CONWAY FARM SUBDIVISION PHASE 4; THENCE NORTH 00 DEGREES 08 MINUTES 29 SECONDS EAST 624.81 FEET ON THE WEST LINE OF LOT 501 OF SAID CONWAY FARM SUBDIVISION PHASE 4 TO THE PROPOSED NORTH RIGHT-OF-WAY LINE OF SOUTH MAHOMET ROAD AND A POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 9.26 FEET ON SAID PROPOSED NORTH RIGHT-OF-WAY LINE TO A POINT OF CURVATURE; THENCE WESTERLY ON SAID PROPOSED NORTH RIGHT-OF-WAY LINE 208.74 FEET ON A TANGENTIAL CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 536.50 FEET AND A CHORD OF 207.43 FEET BEARING SOUTH 78 DEGREES 51 MINUTES 13 SECONDS WEST TO A POINT OF REVERSE CURVATURE; THENCE WESTERLY ON SAID PROPOSED NORTH RIGHT-OF-WAY LINE 775.01 FEET ON A TANGENTIAL CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1,151.50 FEET AND A CHORD OF 760.46 FEET BEARING SOUTH 86 DEGREES 59 MINUTES 20 SECONDS WEST; THENCE NORTH 14 DEGREES 15 MINUTES 18 SECONDS EAST 27.09 FEET TO THE EASTERLY LINE OF OUTLOT A IN CONWAY FARM SUBDIVISION PHASE 1, ACCORDING TO PLAT THEREOF RECORDED AS DOCUMENT NO. 2004R25558 IN THE CHAMPAIGN COUNTY RECORDER OF DEEDS OFFICE; THENCE NORTH 71 DEGREES 07 MINUTES 44 SECONDS EAST 48.43 FEET ON SAID EASTERLY LINE OF OUTLOT A; THENCE NORTH 33 DEGREES 57 MINUTES 07 SECONDS EAST 62.90 FEET ON SAID EASTERLY LINE OF OUTLOT A; THENCE NORTH 10 DEGREES 31 MINUTES 55 SECONDS EAST 56.89 FEET ON SAID EASTERLY LINE OF OUTLOT A; THENCE NORTH 16 DEGREES 40 MINUTES 28 SECONDS WEST 79.10 FEET ON SAID EASTERLY LINE OF OUTLOT A; THENCE NORTH 61 DEGREES 25 MINUTES 24 SECONDS WEST 97.21 FEET ON SAID EASTERLY LINE OF OUTLOT A; THENCE NORTH 44 DEGREES 12 MINUTES 09 SECONDS WEST 99.55 FEET ON SAID EASTERLY LINE OF OUTLOT A; THENCE NORTH 11 DEGREES 09 MINUTES 13 SECONDS WEST 99.55 FEET ON SAID EASTERLY LINE OF OUTLOT A; THENCE NORTH 25 DEGREES 47 MINUTES 40 SECONDS EAST 122.13 FEET ON SAID EASTERLY LINE OF OUTLOT A; THENCE NORTH 49 DEGREES 15 MINUTES 50 SECONDS EAST 156.89 FEET ON SAID EASTERLY LINE OF OUTLOT A; THENCE NORTH 56 DEGREES 17 MINUTES 21 SECONDS EAST 135.50 FEET ON SAID EASTERLY LINE OF OUTLOT A; THENCE NORTH 63 DEGREES 01 MINUTES 50 SECONDS EAST 136.12 FEET ON SAID EASTERLY LINE OF OUTLOT A; THENCE NORTH 65 DEGREES 43 MINUTES 52 SECONDS EAST 138.64 FEET ON SAID EASTERLY LINE OF OUTLOT A; THENCE NORTH 57 DEGREES 19 MINUTES 27 SECONDS EAST 42.67 FEET ON SAID EASTERLY LINE OF OUTLOT A; THENCE NORTH 42 DEGREES 39 MINUTES 17 SECONDS EAST 56.89 FEET ON SAID EASTERLY LINE OF OUTLOT A; THENCE NORTH 21 DEGREES 36 MINUTES 40 SECONDS EAST 26.75 FEET ON SAID EASTERLY LINE OF OUTLOT A; THENCE SOUTH 71 DEGREES 31 MINUTES 30 SECONDS EAST 112.14 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 38 SECONDS EAST 345.83 FEET TO THE WEST LINE OF LOT 501 OF SAID CONWAY FARM SUBDIVISION PHASE 4; THENCE SOUTH 00 DEGREES 08 MINUTES 29 SECONDS EAST 822.19 FEET ON SAID WEST LINE OF LOT 501; FEET TO THE POINT OF BEGINNING, WITH ASSUMED BEARINGS GIVEN FOR DESCRIPTION PURPOSES ONLY, ENCOMPASSING 18.61 ACRES, MORE OR LESS.

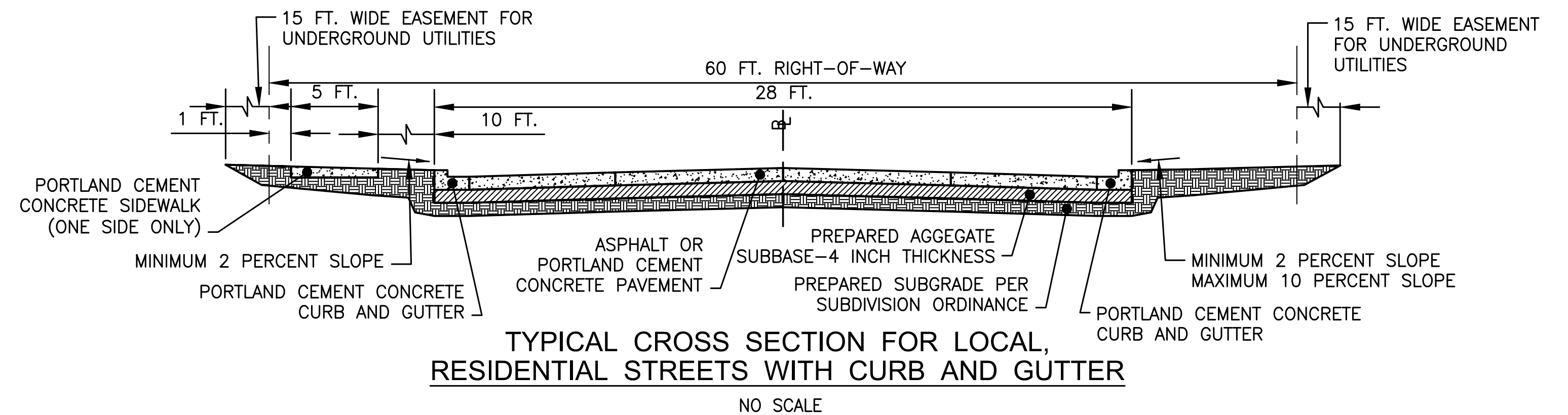
LOT NO.	AREA (SF)	AREA (ACRE)
101	9,306	0.21
102	9,120	0.21
103	9,120	0.21
104	9,120	0.21
105	9,120	0.21
106	9,120	0.21
107	9,120	0.21
108	12,538	0.29
109	22,232	0.51
110	15,406	0.35
111	12,312	0.28
112	200	0.00
113	10,990	0.25
114	9,333	0.21
115	9,377	0.22
116	9,421	0.22
117	9,466	0.22
118	9,510	0.22
119	9,554	0.22
120	12,052	0.28
201	15,039	0.35
202	17,310	0.40
203	17,675	0.41
204	11,469	0.26
205	9,680	0.22
206	9,680	0.22
207	9,680	0.22
208	10,189	0.23
209	11,076	0.25
210	17,680	0.41
211	13,182	0.30
212	10,321	0.24
213	9,680	0.22
214	9,680	0.22
215	9,680	0.22
216	9,680	0.22
217	10,702	0.25
218	10,781	0.25
301	9,354	0.21
302	9,105	0.21
303	9,152	0.21
304	9,800	0.22
305	11,943	0.27
306	12,424	0.29
307	13,266	0.30
308	19,151	0.44
309	23,393	0.54
310	35,333	0.81
311	37,951	0.87
312	17,103	0.39
313	11,662	0.27
314	19,102	0.44

ARC DESIGNATION	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	775.01 FT.	1,151.50 FT.	760.46 FT.	S 86°59'20" W
C2	208.74 FT.	536.50 FT.	207.43 FT.	S 78°51'13" W

- [L1] S 88°06'31" E 44.95 FT.
- [L2] N 71°07'44" E 48.43 FT.
- [L3] N 33°57'07" E 62.90 FT.
- [L4] N 10°31'55" E 56.89 FT.
- [L5] N 16°40'28" W 79.10 FT.
- [L6] N 61°25'24" W 97.21 FT.
- [L7] N 44°12'09" W 99.55 FT.
- [L8] N 11°09'13" W 99.55 FT.
- [L9] N 25°47'40" E 122.13 FT.
- [L10] N 49°15'50" E 156.89 FT.
- [L11] N 56°17'21" E 135.50 FT.
- [L12] N 63°01'50" E 138.64 FT.
- [L13] N 65°43'52" E 138.64 FT.
- [L14] N 57°19'27" E 42.67 FT.
- [L15] N 42°39'17" E 56.89 FT.
- [L16] N 21°36'40" E 26.75 FT.

NOTES:

- ALL CONSTRUCTION WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE VILLAGE OF MAHOMET, ILLINOIS SUBDIVISION REGULATIONS AND INFRASTRUCTURE DESIGN MANUAL.
- ALL EROSION CONTROL INSTALLATION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE VILLAGE OF MAHOMET, ILLINOIS SUBDIVISION REGULATIONS AND INFRASTRUCTURE DESIGN MANUAL.
- ALL STREET LIGHTING SHALL BE IN ACCORDANCE WITH THE VILLAGE OF MAHOMET, ILLINOIS SUBDIVISION REGULATIONS AND INFRASTRUCTURE DESIGN MANUAL.
- STORM WATER DETENTION FOR THE PROPOSED SUBDIVISION SHALL BE PROVIDED WITHIN OUTLOT "A" CONWAY FARM SUBDIVISION PHASE 1
- FRONT YARD, REAR YARD AND SIDE YARD SETBACKS FOR ALL LOTS SHALL BEING ACCORDANCE WITH THE VILLAGE OF MAHOMET ZONING ORDINANCE.
- PROPOSED EASEMENTS SHALL BE PROVIDED AT FINAL PLATTING TO ACCOMMODATE ALL PUBLIC UTILITIES AND DRAINAGE WAYS.
- EXISTING CONTOURS WERE GENERATED FROM ILLINOIS HEIGHT MODERNIZATION (ILHMP): LIDAR DATA DATED APRIL 2008 (PREPARED BY BCA AND PROVIDED TO BKB ENGINEERING)



REVISIONS		
NO.	DATE	DESCRIPTION
		submitted 04/15/21 for public hearing on 05/04/21



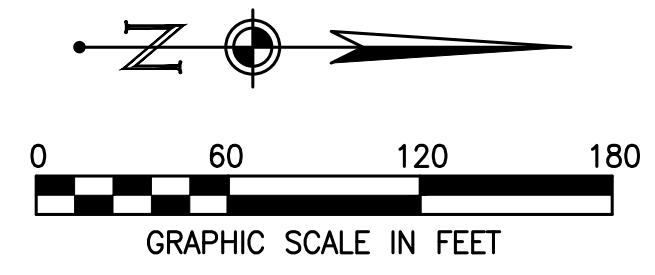
ENGINEERING  
301 N. NEIL STREET, SUITE 400 | CHAMPAIGN, IL 61820  
CELL 217.840.3546 | OFFICE 217.531.2971 | FAX 217.531.2211

GENERAL NOTES

PRAIRIESIDE SUBDIVISION  
MAHOMET, ILLINOIS

PROJECT: 216-2101	SHEET:  2
DESIGN BY: BKB	
DRAWN BY: BKB	
DATE: 4/9/21-- 04/15/2021	

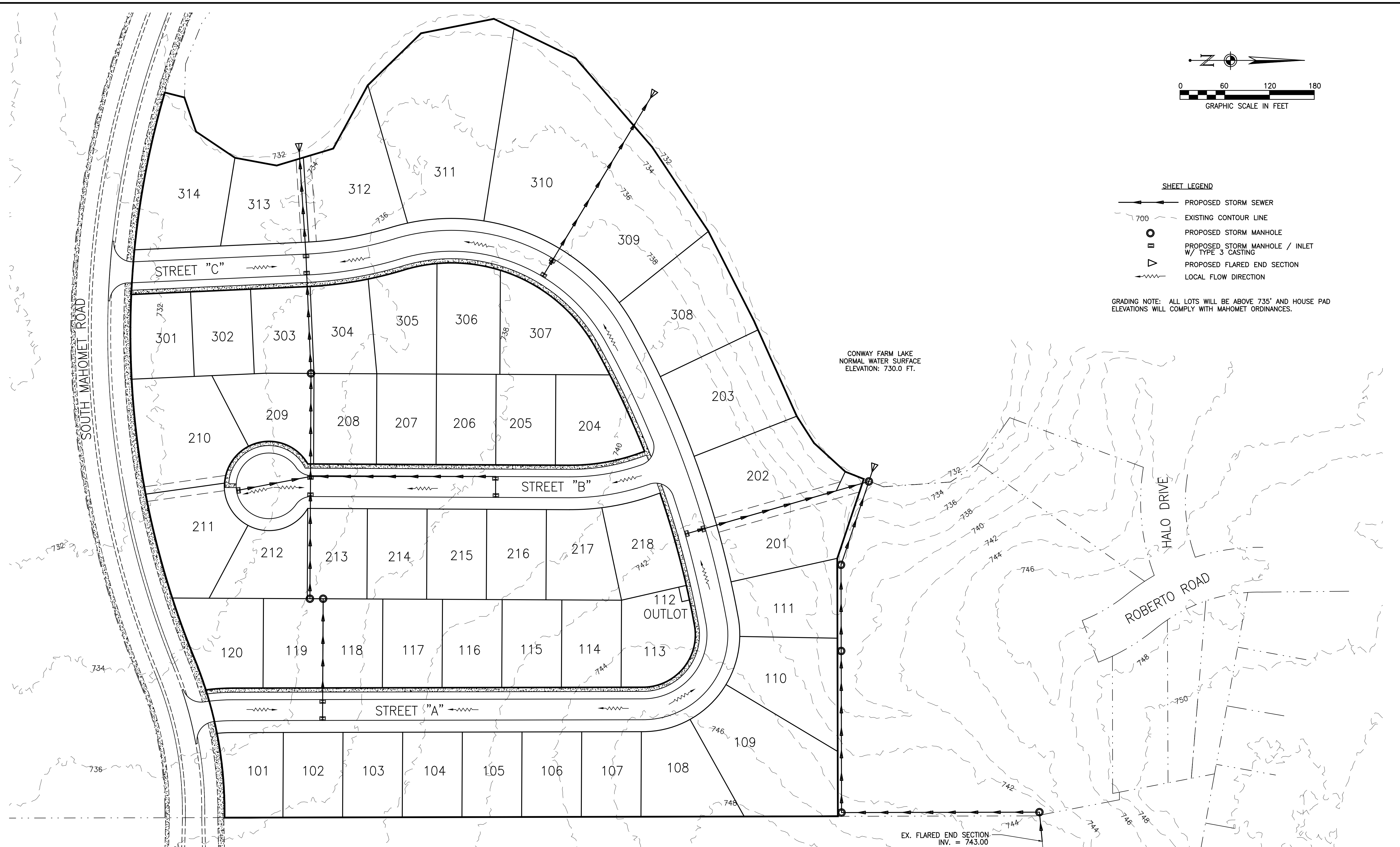




**SHEET LEGEND**

- PROPOSED STORM SEWER
- - - - - EXISTING CONTOUR LINE
- PROPOSED STORM MANHOLE
- PROPOSED STORM MANHOLE / INLET W/ TYPE 3 CASTING
- ▽ PROPOSED FLARED END SECTION
- LOCAL FLOW DIRECTION

GRADING NOTE: ALL LOTS WILL BE ABOVE 735' AND HOUSE PAD ELEVATIONS WILL COMPLY WITH MAHOMET ORDINANCES.



CONWAY FARM LAKE  
NORMAL WATER SURFACE  
ELEVATION: 730.0 FT.

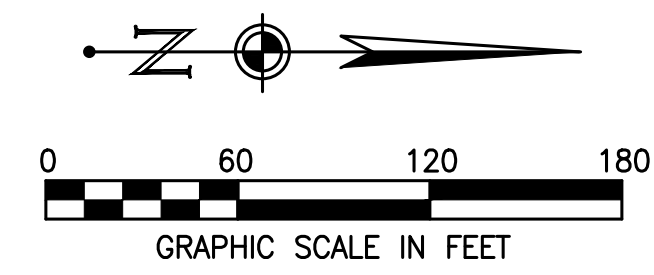
EX. FLARED END SECTION  
INV. = 743.00

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

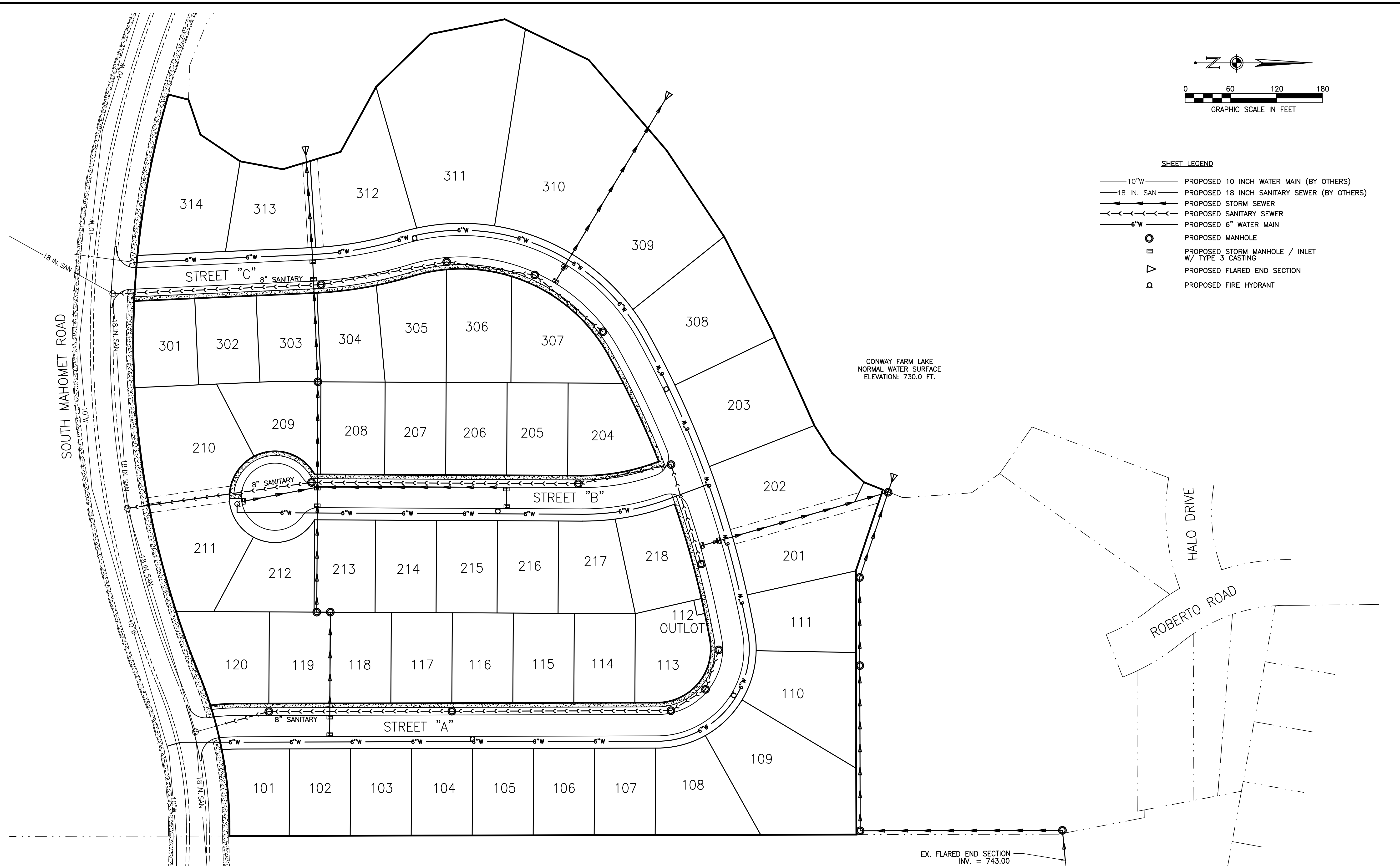
GRADING PLAN  
  
PRAIRIESIDE SUBDIVISION  
MAHOMET, ILLINOIS

PROJECT: 216-2101	SHEET:
DESIGN BY: BKB	3
DRAWN BY: BKB	
DATE: 4/9/21-- 04/15/2021	



**SHEET LEGEND**

- 10" W — PROPOSED 10 INCH WATER MAIN (BY OTHERS)
- 18 IN. SAN — PROPOSED 18 INCH SANITARY SEWER (BY OTHERS)
- > PROPOSED STORM SEWER
- <<<<< PROPOSED SANITARY SEWER
- 6" W — PROPOSED 6" WATER MAIN
- PROPOSED MANHOLE
- PROPOSED STORM MANHOLE / INLET W/ TYPE 3 CASTING
- ▽ PROPOSED FLARED END SECTION
- ⊕ PROPOSED FIRE HYDRANT



REVISIONS		
NO.	DATE	DESCRIPTION
		submitted 04/15/21 for public hearing on 05/04/21

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

UTILITY PLAN  
  
PRAIRIESIDE SUBDIVISION  
MAHOMET, ILLINOIS

PROJECT: 216-2101	SHEET:
DESIGN BY: BKB	4
DRAWN BY: BKB	
DATE: 4/9/21- 04/15/2021	

**RESOLUTION FOR PLAN AND ZONING COMMISSION -  
A RESOLUTION CONCERNING A DEVELOPMENT PLAN FOR A LARGE SCALE RESIDENTIAL DEVELOPMENT  
PRAIRIESIDE LSRD**

**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 Large Scale Residential Developments within the Corporate Limits of the Village of Mahomet, Illinois; and,

**WHEREAS**, Vertical Tower Partners LLC as property owner and developer of land described herein has requested that approval be granted under the terms of the Village of Mahomet Zoning Ordinance to allow the establishment of **Prairieside LSRD**; a Large Scale Residential Development on land located south and east of the Conway Farms Subdivision lake and north of the future South Mahomet Road extension; and

**WHEREAS**, the property is described legally as follows:

A PART OF LOT 32 IN HILMUN THIRD SUBDIVISION IN SECTION 23, TOWNSHIP 20 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, VILLAGE OF MAHOMET, CHAMPAIGN COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 2000R28534 IN THE CHAMPAIGN COUNTY RECORDER OF DEEDS OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING ON THE SOUTH RIGHT OF WAY LINE OF S.B.I. ROUTE 39/U.S. ROUTE 150 (OAK STREET) CONVEYED TO THE VILLAGE OF MAHOMET PER TRUSTEE'S DEED RECORDED DECEMBER 9, 1996 AS DOCUMENT NO. 96R30242 IN BOOK 2473 PAGE 154 IN THE CHAMPAIGN COUNTY RECORDER OF DEEDS OFFICE, AT THE POINT OF INTERSECTION WITH THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF SECTION 23, TOWNSHIP 20 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH 00 DEGREES 08 MINUTES 29 SECONDS EAST 3,953.21 FEET ON SAID WEST LINE OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 23 TO THE SOUTHEAST CORNER OF OUTLOT 1 IN CONWAY FARM SUBDIVISION PHASE 4, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 2011R06630 IN THE CHAMPAIGN COUNTY RECORDER OF DEEDS OFFICE ON THE NORTHERLY RIGHT OF WAY LINE OF THE PEORIA & EASTERN RAILROAD NOW NORFOLK SOUTHERN RAILWAY; THENCE NORTH 60 DEGREES 55 MINUTES 40 SECONDS WEST 1,620.00 FEET ON SAID NORTHERLY RIGHT OF WAY LINE OF SAID NORFOLK SOUTHERN RAILWAY TO THE SOUTHWEST CORNER OF LOT 502 IN SAID CONWAY FARM SUBDIVISION PHASE 4; THENCE NORTH 29 DEGREES 04 MINUTES 20 SECONDS WEST 454.45 FEET ON THE WESTERLY LINE OF LOT 501 AND LOT 502 IN SAID CONWAY FARM SUBDIVISION PHASE 4; THENCE NORTH 00 DEGREES 08 MINUTES 29 SECONDS EAST 624.81 FEET ON THE WEST LINE OF LOT 501 OF SAID CONWAY FARM SUBDIVISION PHASE 4 TO THE PROPOSED NORTH RIGHT-OF-WAY LINE OF SOUTH MAHOMET ROAD AND A POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 9.26 FEET ON SAID PROPOSED NORTH RIGHT-OF-WAY LINE TO A POINT OF CURVATURE; THENCE WESTERLY ON SAID PROPOSED NORTH RIGHT-OF-WAY LINE 208.74 FEET ON A TANGENTIAL CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 536.50 FEET AND A CHORD OF 207.43 FEET BEARING SOUTH 78 DEGREES 51 MINUTES 13 SECONDS WEST TO A POINT OF REVERSE CURVATURE; THENCE WESTERLY ON SAID PROPOSED NORTH RIGHT-OF-WAY LINE 775.01 FEET ON A TANGENTIAL CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1,151.50 FEET AND A CHORD OF 760.46 FEET BEARING SOUTH 86 DEGREES 59 MINUTES 20 SECONDS WEST; THENCE NORTH 14 DEGREES 15 MINUTES 18 SECONDS EAST 27.09 FEET TO THE EASTERLY LINE OF OUTLOT A IN CONWAY FARM SUBDIVISION PHASE 1, ACCORDING TO PLAT THEREOF RECORDED AS DOCUMENT NO. 2004R25558 IN THE CHAMPAIGN COUNTY RECORDER OF DEEDS OFFICE; THENCE NORTH 71 DEGREES 07 MINUTES 44 SECONDS EAST

48.43 FEET ON SAID EASTERLY LINE OF OUTLOT A; THENCE NORTH 33 DEGREES 57 MINUTES 07 SECONDS EAST 62.90 FEET ON SAID EASTERLY LINE OF OUTLOT A; THENCE NORTH 10 DEGREES 31 MINUTES 55 SECONDS EAST 56.89 FEET ON SAID EASTERLY LINE OF OUTLOT A; THENCE NORTH 16 DEGREES 40 MINUTES 28 SECONDS WEST 79.10 FEET ON SAID EASTERLY LINE OF OUTLOT A; THENCE NORTH 61 DEGREES 25 MINUTES 24 SECONDS WEST 97.21 FEET ON SAID EASTERLY LINE OF OUTLOT A; THENCE NORTH 44 DEGREES 12 MINUTES 09 SECONDS WEST 99.55 FEET ON SAID EASTERLY LINE OF OUTLOT A; THENCE NORTH 11 DEGREES 09 MINUTES 13 SECONDS WEST 99.55 FEET ON SAID EASTERLY LINE OF OUTLOT A; THENCE NORTH 25 DEGREES 47 MINUTES 40 SECONDS EAST 122.13 FEET ON SAID EASTERLY LINE OF OUTLOT A; THENCE NORTH 49 DEGREES 15 MINUTES 50 SECONDS EAST 156.89 FEET ON SAID EASTERLY LINE OF OUTLOT A; THENCE NORTH 56 DEGREES 17 MINUTES 21 SECONDS EAST 135.50 FEET ON SAID EASTERLY LINE OF OUTLOT A; THENCE NORTH 63 DEGREES 01 MINUTES 50 SECONDS EAST 136.12 FEET ON SAID EASTERLY LINE OF OUTLOT A; THENCE NORTH 65 DEGREES 43 MINUTES 52 SECONDS EAST 138.64 FEET ON SAID EASTERLY LINE OF OUTLOT A; THENCE NORTH 57 DEGREES 19 MINUTES 27 SECONDS EAST 42.67 FEET ON SAID EASTERLY LINE OF OUTLOT A; THENCE NORTH 42 DEGREES 39 MINUTES 17 SECONDS EAST 56.89 FEET ON SAID EASTERLY LINE OF OUTLOT A; THENCE NORTH 21 DEGREES 36 MINUTES 40 SECONDS EAST 26.75 FEET ON SAID EASTERLY LINE OF OUTLOT A; THENCE SOUTH 71 DEGREES 31 MINUTES 30 SECONDS EAST 112.14 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 38 SECONDS EAST 345.83 FEET TO THE WEST LINE OF LOT 501 OF SAID CONWAY FARM SUBDIVISION PHASE 4; THENCE SOUTH 00 DEGREES 08 MINUTES 29 SECONDS EAST 822.19 FEET ON SAID WEST LINE OF LOT 501; FEET TO THE POINT OF BEGINNING, WITH ASSUMED BEARINGS GIVEN FOR DESCRIPTION PURPOSES ONLY, ENCOMPASSING 18.61 ACRES, MORE OR LESS.

**WHEREAS**, the developer of the proposed **Prairieside LSRD**, a Large Scale Residential Development has submitted certain documents, including a Development Plan, for review and approval by the Village of Mahomet; and,

**WHEREAS**, the Village Engineer and Village Planner reviewed the various documents submitted and made recommendations concerning approval of said Development Plan subject to certain conditions; and,

**WHEREAS**, a Public Hearing concerning the requested Large Scale Residential Development was held on May 4, 2021, and comment from the public was solicited; and,

**WHEREAS**, the Plan and Zoning Commission has met and reviewed the Development Plan and has found that it is, with minor modifications, generally satisfactory and in the prescribed form; and,

**BE IT THEREFORE RESOLVED** this 4<sup>th</sup> day of May, 2021, by the Plan and Zoning Commission of the Village of Mahomet, that:

- A. The Plan and Zoning Commission does hereby recommend that the Village of Mahomet Board of Trustees **APPROVE / NOT APPROVE** the establishment of a Large Scale Residential Development to be known as **Prairieside LSRD**.
- B. The Plan and Zoning Commission does hereby recommend that the Village of Mahomet Board of Trustees **APPROVE / NOT APPROVE** the Development Plan (Prairieside Subdivision – 4 pages dated

April 15, 2021) for the **Prairieside LSRD** upon completion of minor modifications identified by the Village staff and does hereby authorize the Chairman to sign the Certificate of Approval of said Plan upon completion of said minor modifications.

- C. The Plan and Zoning Commission does hereby recommend the following to the Village of Mahomet Board of Trustees related to requested zoning requirement variations for the **Prairieside LSRD**:
  - 1. **APPROVE / NOT APPROVE** Allow lot widths, as measured along the front yard setback line, of not less than 74 feet.
  - 2. **APPROVE / NOT APPROVE** Allow lot areas of not less than 9,100 square feet.
  
- D. The Plan and Zoning Commission does further recommend the following actions concerning the **Prairieside LSRD**:
  - 1. A Final Plat(s) covering the site shall be prepared, reviewed, approved, and recorded, consistent with the standards and procedures of the Subdivision Ordinance.
  - 2. Submission of all supporting documentation in proper form.
  - 3. All site development shall be in compliance with the approved Development Plan.
  - 4. Revision of the Development Plan to incorporate any staff technical review comments.
  - 5. Compliance with the Building Permit requirements of the Village.
  - 6. An executed development agreement between the Village of Mahomet and the developer which reflects the development plans and commitments presented to the PZC at the May 4, 2021 meeting and other requirements of the Village as approved by the Board of Trustees.
  - 7. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
  
- E. Approval of the Development Plan shall be further granted with the understanding that future minor modifications to the Development Plan shall be allowable, so long as those changes comply with applicable Village Ordinance requirements, do not change the use and character of the site, do not change the intent of the Development Plan, and are reviewed and approved by Village Staff.
  
- F. In the event that the minor modifications to the Development Plan is not completed and all supporting documents are not submitted in final form within 60 days from the date of approval by the Board of Trustees, the approvals recommended herein shall be null and void.
  
- G. The approval recommended above shall be subject to the fulfillment of the conditions set forth in Item D above. In the event that these conditions are not fulfilled, the Development Plan may become void.

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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 Date – May 4, 2021

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

**PROJECT:** REZONING UPON ANNEXATION – PRAIRIEVIEW ROAD AND CLARK STREET

**CASE:** ZA2021-03

**PETITIONER:** PV403 Developments LLC

**PUBLIC HEARING:** The public hearing is scheduled to be held on May 4, 2021 at 7 p.m. – Notice was published in the April 18, 2021 issue of the News-Gazette and curtesy notices were mailed to surrounding properties.

**REQUESTED ACTION:** Rezoning upon annexation is requested for approximately 26.04± acres of undeveloped land in Mahomet Township, Champaign County, Illinois. The property owner desires to develop part of this area as Commercial uses and to designate part of the land as conservation. This rezoning upon annexation request involves two (2) different Village zoning classifications, C-2 General Commercial District, and AC Conservation District; 20.54± acres from County AG-2 Agriculture to Village C-2 General Commercial and approximately 5.5± acres from County AG-2 Agriculture to Village AC Conservation District.

**LOCATION/SITE DESCRIPTION:** The site is undeveloped and is located along the west side of Prairieview Road and north of Clark Street. The site is adjacent to other commercial sites: All About Animals Pet Clinic, BP Gas Station, and former Liberty Self-Storage and across Prairieview Road from the Circle K Gas Station and Dollar General Store.

### CURRENT LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Current Zoning</u>
On-Site	Undeveloped	AG-2 Agriculture (County)
North	Undeveloped Commercial	R-1B Single-Family Residential (Village) C-2 General Commercial (Village)
South	Commercial	C-2 General Commercial (Village) AC Conservation (Village) AG-2 Agriculture (County)
East	Undeveloped and Commercial	C-2 General Commercial (Village)
West	Single-Family Residential	R-1B Single-Family Residential (Village)

**CONFORMANCE TO COMPREHENSIVE PLAN:** The Comprehensive Plan designates this site as part of the Northeast Mahomet functional framework area which encourages commercial development along Prairieview Road in proximity to the interstate interchange. The Comprehensive Plan Future Land Use Map designates this area for Corridor Commercial land uses. Corridor Commercial uses are characterized by auto-oriented development that caters to nearby residents as well as motorists passing through the Village. Corridor Commercial areas are best suited to accommodate more intense

development and mid- to large-scale commercial users. The proposed land uses are consistent with the recommended future uses in the area and the recommended buffer uses of the Comprehensive Plan.

**SUITABILITY OF PROPOSED ZONING:** The proposed zoning upon annexation of the site to two (2) zoning classifications, C-2 General Commercial District and AC Conservation District is consistent with expectations of how this area, near an Interstate interchange, would develop over time. The proposed C-2 General Commercial District zoning along Prairieview Road is consistent with other existing and proposed non-residential uses in the area fronting along Prairieview Road and the AC Conservation zoning provides a land buffer area between the proposed commercial zoning and the residential subdivision (Fox Run) to the west. The site appears to be well suited for the proposed uses.

**POLICE / FIRE PROTECTION:** The Champaign County Sheriff's Department currently provides police protection for this site. Once annexed, the Village Police Department would provide police protection for this site. The property is within the Cornbelt Fire Protection District. The site is approximately 2.9 miles from the fire station and the Village police department.

**SANITARY SEWER AND WATER FACILITIES:** Public sanitary sewers and water mains are to be operated by SVPWD.

**STREET ACCESS:** The site is located just northeast of the Prairieview Road interchange at Interstate 74, and is currently accessible from Prairieview Road and Clark Street.

**ZONING ISSUES:** Issues to consider in rezoning cases include compatibility with the established land use pattern in the vicinity, conformance with applicable standards and regulations of the proposed zoning district, suitability of the site for the intended use, preservation of the essential character of the area, economic impact upon the community, and need for the intended uses at the proposed location for the public's convenience.

In addition, the potential for any detriment to the public welfare, injury to the use and enjoyment of other property, impedance of the normal and orderly development and improvement of surrounding property, or thwarting of the original purpose of the Zoning Ordinance must be considered.

**LA SALLE FACTORS:** The Illinois Supreme Court has laid down a set of factors for evaluation of the constitutionality of zoning decisions. No single factor is controlling and the different concerns are balanced against one another. The La Salle Factors are as follows:

1. The existing uses and zoning of nearby property;
2. The extent to which property values are diminished by the particular zoning restrictions;
3. The extent to which the destruction of property values of the plaintiff promotes the health, safety, morals and general welfare of the public;
4. The relative gain to the public as compared to the hardship imposed on the individual property owner;
5. The suitability of the subject property for the zoned purposes;
6. The length of time the property has been vacant as zoned considered in the context of land development in the vicinity of subject property;
7. The community need for the proposed use; and
8. The care with which the community has undertaken to plan its land use development.

These factors should be considered during the Commission's deliberations concerning this site.

**VILLAGE STAFF RECOMMENDATION:** Staff supports a recommendation by the Plan and Zoning Commission for approval of the request for rezoning upon annexation. The proposed C-2 General Commercial, and AC Conservation zoning designations are consistent with other uses in the area and generally consistent with the Comprehensive Plan. The site appears to be well suited to handle the increased traffic activity anticipated with the proposed zoning classifications because of close proximity to the Interstate 74 interchange and location along an arterial roadway (Prarieview Road).

**PROCEDURAL ISSUES / SUMMARY:** The Plan and Zoning Commission will hold the public hearing concerning the requests on May 4, 2021. A review of the factors and issues relevant to the requested zonings is set forth above. The Plan and Zoning Commission acts in an advisory role to the Board of Trustees regarding rezoning requests. A draft resolution is attached for consideration by the Commission.

**ATTACHMENTS:**

- 1) Aerial / Existing Village Zoning Map
- 2) Existing County Zoning Map
- 3) Draft Resolution



# ZA2021-03: PV403 Developments LLC

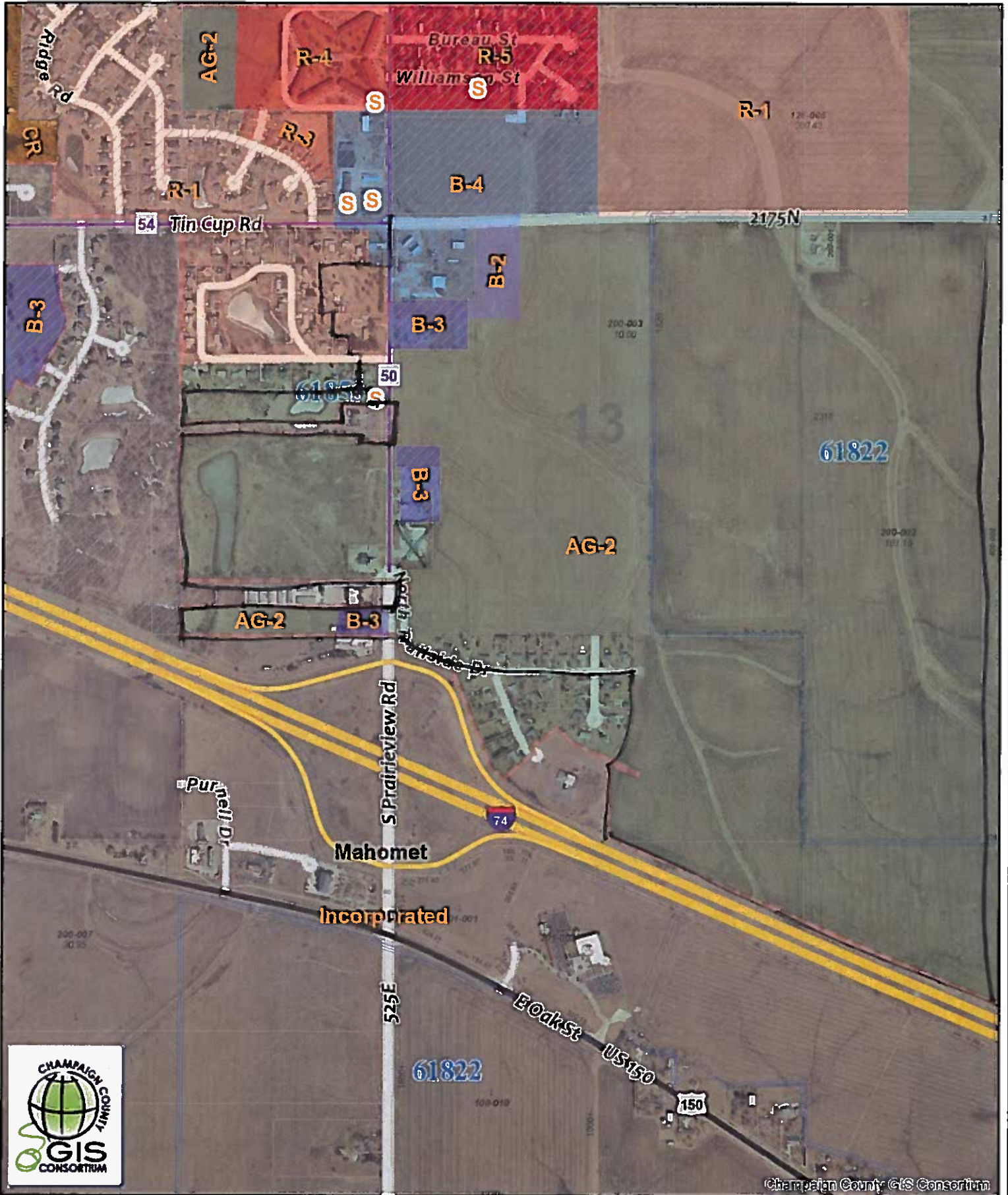


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# Sec. 12 zoning; 2014; 1:800



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**RESOLUTION FOR PLAN AND ZONING COMMISSION**

**Concerning Amending the Zoning Classification upon annexation for property generally located west of Prairieview Road and north of Clark Street from County AG-2 Agriculture district to Village C-2 General Commercial and AC Conservation districts**

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

**WHEREAS,** the Petitioner, PV403 Developments LLC, has requested a zoning map amendment upon annexation for the subject property, 26.04± acres of land, from County AG-2 Agriculture district to Village C-2 General Commercial and AC Conservation districts; and,

**WHEREAS,** the subject property is generally located west of Prairieview Road and north of Clark Street in Mahomet Township, Champaign County, Illinois,

**WHEREAS,** the legal description for the property proposed to be rezoned upon annexation is as follows:

C-2: GENERAL COMMERCIAL (20.54± acres)

THE SOUTH 292 FEET OF THE WEST 700 FEET OF THE EAST 948 FEET OF THE NORTH 20 ACRES OF THE SOUTH 30 ACRES OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 20 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, CHAMPAIGN COUNTY, ILLINOIS; AND THE EAST 948 FEET OF THE FOLLOWING DESCRIBED TRACT: THE NORTH 20 ACRES OF THE SOUTH 30 ACRES OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTH 269.43 FEET OF THE NORTH 9.85 ACRES OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 13, TOWNSHIP 20 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, CHAMPAIGN COUNTY, ILLINOIS.

EXCEPT THE FOLLOWING TRACTS A, B, C, D, AND E DESCRIBED AS FOLLOWS:

A: THE NORTH 49.71 FEET OF THE EAST 198.96 FEET OF THE ABOVE DESCRIBED TRACT; AND ALSO EXCEPT

B: ALL THAT PART LYING EAST OF A LINE 45 FEET WEST OF THE SURVEYED CENTERLINE OF COUNTY HIGHWAY 54 AS RECORDED IN PLAT BOOK "T", PAGE 12, IN THE OFFICE OF THE RECORDER, CHAMPAIGN COUNTY, EXTENDING FROM STATION 528+44.2 TO THE NORTH PROPERTY LINE AT STATION 531+02, EXCLUSIVE OF THAT PORTION LYING WITHIN THE EXISTING PUBLIC RIGHT OF WAY, ALL IN AND BEING A PART OF THE EAST 45 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 20 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, CHAMPAIGN COUNTY, ILLINOIS; AND ALSO EXCEPT

C: THAT PART OF THE ABOVE DESCRIBED TRACT LOCATED EAST OF A LINE BEGINNING ON THE SOUTH LINE OF THE ABOVE SAID PROPERTY 68.56 FEET LT. OF THE SURVEYED CENTERLINE OF T.R.62 -A (AS RECORDED IN PLAT BOOK "P", PAGE 37 IN THE RECORDER'S OFFICE IN CHAMPAIGN COUNTY, ILLINOIS) AND

EXTENDING NORTHERLY TO 60 FEET LT. STATION 523+62 ON SAID ROUTE 62-A; THENCE NORTHERLY TO 60 FEET LT. STATION 528+00; THENCE NORTHERLY TO THE EXISTING RIGHT OF WAY LINE OF T.R.62-A AT A POINT 20 FEET LT. STATION 529+00. THE SOUTH PROPERTY LINE INTERSECTS THE CENTERLINE OF TOWNSHIP ROAD 62-A AT STATION 522+23.52; AND ALSO EXCEPT D: COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE SOUTH 10 ACRES OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13, WITH THE WESTERLY RIGHT OF WAY LINE OFF.A.I. ROUTE 74 AS RECORDED AT BOOK 805 AT PAGE 17 IN CHAMPAIGN COUNTY RECORDER'S OFFICE, SAID POINT OF INTERSECTION ALSO BEING 68.56 FEET WEST OF THE SURVEYED CENTERLINE OF TOWNSHIP ROAD 62-A (AS RECORDED IN PLAT BOOK "P" AT PAGE 37) PROCEED ALONG A LOCAL BEARING OF NORTH 89 DEGREES 43 MINUTES WEST ALONG SAID NORTH LINE OF SAID SOUTH 10 ACRES 179.44 FEET; THENCE NORTH 0 DEGREES 00 MINUTES WEST, PARALLEL WITH THE SURVEYED CENTERLINE OF SAID T.R.62-A, A DISTANCE OF 232.28 FEET; THENCE SOUTH 89 DEGREES 43 MINUTES EAST, PARALLEL WITH SAID NORTH LINE OF SAID SOUTH 10 ACRES, 188.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID F.A.I. ROUTE 74, SAID POINT ALSO BEING 60.00 FEET WEST OF THE SURVEYED CENTERLINE OF T.R.62-A; THENCE SOUTH 0 DEGREES 00 MINUTES WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE 93.78 FEET TO A POINT WHICH IS 60.00 FEET WEST OF SAID SURVEYED CENTERLINE OF T.R.62-A; THENCE SOUTH 03 DEGREES 32 MINUTES WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE OFF.A.I. ROUTE 74, A DISTANCE OF 138.76 FEET TO THE POINT OF BEGINNING, SITUATED IN THE COUNTY OF CHAMPAIGN, IN THE STATE OF ILLINOIS; AND ALSO EXCEPT E: THE SOUTH 292 FEET OF THE WEST 700 FEET OF THE EAST 948 FEET OF THE NORTH 20 ACRES OF THE SOUTH 30 ACRES OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 20 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, CHAMPAIGN COUNTY, ILLINOIS.

AC CONSERVATION (5.5± acres)

THE NORTH 20 ACRES OF THE SOUTH 30 ACRES OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, EXCEPT THE EAST 948 FEET THEREOF, AND THE SOUTH 269.43 FEET OF THE NORTH 9.85 ACRES OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, EXCEPT THE EAST 948 FEET THEREOF, ALL IN SECTION 13, TOWNSHIP 20 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, CHAMPAIGN COUNTY, ILLINOIS.

**WHEREAS,** a Public Hearing concerning the proposed rezoning was held on May 4, 2021 by the Plan and Zoning Commission to solicit evidence and testimony from the public; and,

**WHEREAS,** the Village Planner, and Village Attorney provided the Village with technical and background information regarding the proposed rezoning upon annexation request; and,

**WHEREAS,** the Plan and Zoning Commission met and reviewed the evidence and testimony submitted and has considered all of the available factual evidence concerning the requested action.

**BE IT THEREFORE RESOLVED** this 4<sup>th</sup> day of May, 2021 by the Plan and Zoning Commission of the Village of Mahomet that:

- A. The Plan and Zoning Commission does hereby further set forth the following findings of fact concerning the requested zoning amendment upon annexation:
1. The procedural requirements for zoning establishment or amendment **HAVE / HAVE NOT** been met.
  2. The proposed zoning **DOES / DOES NOT** conform with the intent of the Village Comprehensive Plan.
  3. The proposed zoning **IS / IS NOT** consistent with the proposed use of the site.
  4. The proposed zoning **WILL / WILL NOT** be compatible with the established land use pattern in the vicinity.
  5. The proposed zoning **DOES / DOES NOT** create an isolated, unrelated zoning district.
  6. The site **IS / IS NOT** suitable for the uses allowed in the proposed zoning district.
  7. The proposed zoning **WILL / WILL NOT** be consistent with the health, safety and general welfare of the public.
  8. Major land uses in the neighborhood **HAVE / HAVE NOT** changed since zoning was applied to this site.
  9. The proposed zoning **IS / IS NOT** consistent with the existing zoning designations in the surrounding area.
  10. The proposed zoning **WILL / WILL NOT** be contrary to the original purpose and intent of the Zoning Ordinance.
  11. The proposed zoning **WILL / WILL NOT** be injurious to the use and enjoyment of adjacent properties.
  12. The proposed zoning **WILL / WILL NOT** promote the orderly development of the site and surrounding properties.
  13. The proposed zoning **WILL / WILL NOT** significantly adversely impact existing traffic patterns.

14. Adequate facilities for municipal sanitary sewage disposal and water supply **ARE / ARE NOT** available for the site.
15. Adequate provisions for stormwater drainage **ARE / ARE NOT** available for this site.
16. The proposed zoning **WILL / WILL NOT** adversely impact police protection or fire protection.
17. The proposed zoning **WILL / WILL NOT** significantly adversely impact schools or other public facilities.
18. The proposed zoning **WILL / WILL NOT** conflict with existing public commitments for planned public improvements.
19. The proposed zoning **WILL / WILL NOT** adversely influence living conditions in the immediate vicinity.
20. The proposed zoning **WILL / WILL NOT** preserve the essential character of the neighborhood in which it is located.
21. The proposed change **WILL / WILL NOT** significantly alter the population density pattern.
22. The value of adjacent property **WILL / WILL NOT** be diminished by the proposed zoning.
23. The proposed zoning **WILL / WILL NOT** enhance the value of the petitioner's property.
24. The proposed zoning **WILL / WILL NOT** constitute an entering wedge affecting the use or development of adjacent property.
25. If denied, the petitioner **WILL / WILL NOT** suffer deterioration to his or her property value.
26. The proposed zoning **DOES / DOES NOT** correct an error in the original zoning of this site.
27. If the property is currently vacant, the length of time the property has remained vacant as zoned **HAS / HAS NOT** been considered in the context of land development in the area and in the vicinity of the subject property.
28. The proposed change in zoning **WILL / WILL NOT** result in private investment that would be beneficial to the development or redevelopment of a vacant property or deteriorated neighborhood.

- 29. There **IS / IS NOT** a need in the community for additional land within the requested zoning district.
- 30. The proposed zoning **WILL / WILL NOT** adversely impact agricultural farming operations in the vicinity of this site.
- 31. The proposed rezoning **IS / IS NOT** consistent with Village Comprehensive Plan policies concerning the protection of prime farmland when appropriate.
- 32. The proposed rezoning **WILL / WILL NOT** result in long term adverse environmental consequences to natural areas and wildlife habitat.
- 33. The LaSalle Factors for evaluation of zoning decisions **HAVE / HAVE NOT** been considered during the review of this proposed rezoning request.
- 34. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

B. The Plan and Zoning Commission does hereby recommend that the Board of Trustees of the Village of Mahomet **GRANT / DENY** the requested zoning map amendment upon annexation for the subject property from County AG-2 Agriculture district to Village C-2 General Commercial and AC Conservation districts.

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