



**Plan and Zoning Commission**  
**7:00 p.m. Tuesday, June 1, 2021**  
**Village of Mahomet - Administrative Office**  
**Virtual Meeting Via Zoom or Skype for Business**

**Join Zoom Meeting**

<https://us02web.zoom.us/j/88525547529?pwd=TTZhQW90ek40UUNzdURmaWFNU2FRZz09>

**Meeting ID: 885 2554 7529**

**Passcode: 779141**

**Join by phone**

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**Join by Skype for Business**

<https://us02web.zoom.us/skype/88525547529>

**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 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 June 1, 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 June 1, 2021 to ensure placement of such comments in the official record of the meeting.

**4. REVIEW/APPROVE MINUTES:** April 6, 2021  
May 4, 2021

**5. PUBLIC HEARINGS:**

ZA2021-04: BRIDLEBROOK DEVELOPMENT TRACT

A RESOLUTION CONCERNING A REZONING FOR 1.8± ACRES OF LAND LOCATED WITHIN THE BRIDLEBROOK PUD BETWEEN PATTON DRIVE AND DELANE DRIVE WEST OF CHURCHILL ROAD FROM R3C MULTIPLE-FAMILY RESIDENTIAL DISTRICT TO R3G MULTIPLE-FAMILY RESIDENTIAL DISTRICT

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

ZA2021-04: BRIDLEBROOK DEVELOPMENT TRACT

A RESOLUTION CONCERNING A REZONING FOR 1.8± ACRES OF LAND LOCATED WITHIN THE BRIDLEBROOK PUD BETWEEN PATTON DRIVE AND DELANE DRIVE WEST OF CHURCHILL ROAD FROM R3C MULTIPLE-FAMILY RESIDENTIAL DISTRICT TO R3G MULTIPLE-FAMILY RESIDENTIAL DISTRICT

HUNTERS RIDGE SEVENTH SUBDIVISION (FINAL PLAT - AMENDED)  
A RESOLUTION CONCERNING AN AMENDED FINAL PLAT FOR HUNTERS RIDGE SEVENTH SUBDIVISION ON  
14.6± ACRES OF LAND LOCATED NORTH OF OLIGER DRIVE ON COLE LANE, CATES DRIVE AND RAPP DRIVE

**7. COMMISSIONER / STAFF COMMENTS:**

NEXT PZC MEETING – JULY 6, 2021

**8. ADJOURN**

PLAN AND ZONING COMMISSION  
MEETING MINUTES - DRAFT  
April 6, 2021

**CALL TO ORDER:** The meeting was called to order at 7:01pm on Tuesday April 6, 2021.

Patrick Brown stated he was present at the Village Hall and that no one from the public was present at the Village Hall.

**ROLL CALL:**

Members Present: Jay Roloff, Robert DeAtley, Bob Buchanan, Mike Buzicky, Earl Seamands, and Damian Spencer.

Members Absent: Steve Briney.

Others Present: Village Attorney Joe Chamley, Village Administrator Patrick Brown, Village Planner Kelly Pfeifer, and Planner Abby Heckman.

**PUBLIC COMMENT:** No one came forward.

**REVIEW/APPROVE MINUTES:** January 5, 2021  
February 2, 2021

Mr. Buchanan stated he found a change on the January minutes on page 4 of 6 item C calls out Hunters Ridge instead of Thornewood.

Abby Heckman stated it was a copy and paste error and she would make the correction.

Buchanan moved to approve the January 5, 2021 minutes as submitted with the suggested change. DeAtley seconded the motion. ROLL CALL. 5-0-1. Seamands abstained. Motion Passed.

Buchanan moved to approve the February 2, 2021 minutes as submitted. Spencer seconded the motion. ROLL CALL. 6-0. Motion Passed.

**PUBLIC HEARINGS:**

ZA2021-02: UNLIMITED HOLDINGS LLC

A RESOLUTION CONCERNING A REZONING FROM R1C SINGLE-FAMILY RESIDENTIAL DISTRICT TO R2 TWO-FAMILY DISTRICT ON 2.652± ACRES OF LAND LOCATED WITHIN HUNTERS RIDGE SUBDIVISION NORTH OF THE INTERSECTION OF OLIGER DRIVE AND CATES DRIVE AND ADJACENT TO INTERSTATE 74

Abby Heckman introduced information provided in the staff memo to the PZC. She stated the developer submitted a written statement which was emailed to the PZC members prior to the hearing. The developer statement is as follows:

Planning & Zoning and the Village of Mahomet Board Members,

I wanted to clarify why I need your time again today.

February 2017

The zoning I requested in February of 2017 was because I did not own the .8 acre of land that was zoned Neighborhood Commercial. Eminence Real Estate was purchasing the parcel and was proposing to build a three-story multi-use building. I was looking for a transition from their Commercial Building with R-2 & R-3. I

was never a part of Eminence and when their financing fell through, I acquired the .8 Parcel with the rest of the Hunters Ridge purchase.

July 2017

I requested R-3 zoning for what was the .8-acre tract of Neighborhood Commercial and the balance, except six lots along Sandy Ridge, to be the RU zoning, which was approved. This request was based on recommendations made by staff.

July-August 2020

I requested this rezoning for the lots along Sandy Ridge to RU because I was looking to extend Cole Lane north last fall, but we just did not get that far.

October-November 2020

I submitted a layout and was looking to rezone the land along Interstate 74 to "Single Family attached" and I was guided by staff to pursue the 50'-wide lots for "Single Family detached" using the LSRD.

March-April 2021 (Today)

I am requesting that 8 lots along Interstate 74 be zoned R-2. This would create a transition from the Commercial Interstate like the homes in the front of Hunters Ridge along Rt 150.

I just wanted to explain why I am here asking for a 5<sup>th</sup> rezoning.

Respectfully,  
Rob Frerichs

Rob Frerichs stated he didn't have anything else to add but could answer any questions.

Mr. DeAtley asked if any of the notices sent to surrounding properties included anyone in Sandy Ridge Subdivision.

Abby Heckman stated yes the adjacent properties at the north west corner of the subdivision were notified.

Mr. DeAtley stated he was glad that the rezoning boundary was touching any properties in Sandy Ridge Subdivision.

Mr. Buzicky asked how many lots would be created in this area.

Rob Frerichs stated he thought there were originally ten single-family lots shown in this area and now there will be 16 lots for attached single-family, each home on it's own lot. He stated there was a slight increase.

DeAtley moved to close the public hearing. Roloff seconded the motion. ROLL CALL. 6-0. Motion Passed.

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

ZA2021-02: UNLIMITED HOLDINGS LLC

A RESOLUTION CONCERNING A REZONING FROM R1C SINGLE-FAMILY RESIDENTIAL DISTRICT TO R2 TWO-FAMILY DISTRICT ON 2.652± ACRES OF LAND LOCATED WITHIN HUNTERS RIDGE SUBDIVISION NORTH OF THE INTERSECTION OF OLIGER DRIVE AND CATES DRIVE AND ADJACENT TO INTERSTATE 74

Mr. Roloff went through the findings of fact.

Seamands moved to approve ZA2021-02 with the findings of fact as stated below. Roloff seconded the motion.  
ROLL CALL. 6-0. Motion Passed.

**BE IT THEREFORE RESOLVED** this 6<sup>th</sup> day of April, 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:
1. The procedural requirements for zoning establishment or amendment **HAVE** been met.
  2. The proposed zoning **DOES** conform with the intent of the Village Comprehensive Plan.
  3. The proposed zoning **IS** consistent with the proposed use of the site.
  4. The proposed zoning **WILL** be compatible with the established land use pattern in the vicinity.
  5. The proposed zoning **DOES NOT** create an isolated, unrelated zoning district.
  6. The site **IS** suitable for the uses allowed in the proposed zoning district.
  7. The proposed zoning **WILL** be consistent with the health, safety and general welfare of the public.
  8. Major land uses in the neighborhood **HAVE NOT** changed since zoning was applied to this site.
  9. The proposed zoning **IS** consistent with the existing zoning designations in the surrounding area.
  10. The proposed zoning **WILL NOT** be contrary to the original purpose and intent of the Zoning Ordinance.
  11. The proposed zoning **WILL NOT** be injurious to the use and enjoyment of adjacent properties.
  12. The proposed zoning **WILL** promote the orderly development of the site and surrounding properties.
  13. The proposed zoning **WILL NOT** significantly adversely impact existing traffic patterns.
  14. Adequate facilities for municipal sanitary sewage disposal and water supply **ARE** available for the site.
  15. Adequate provisions for stormwater drainage **ARE** available for this site.
  16. The proposed zoning **WILL NOT** adversely impact police protection or fire protection.
  17. The proposed zoning **WILL NOT** significantly adversely impact schools or other public facilities.
  18. The proposed zoning **WILL NOT** conflict with existing public commitments for planned public improvements.
  19. The proposed zoning **WILL NOT** adversely influence living conditions in the immediate vicinity.
  20. The proposed zoning **WILL** preserve the essential character of the neighborhood in which it is located.
  21. The proposed change **WILL NOT** significantly alter the population density pattern.
  22. The value of adjacent property **WILL NOT** be diminished by the proposed zoning.
  23. The proposed zoning **WILL** enhance the value of the petitioner's property.
  24. The proposed zoning **WILL NOT** constitute an entering wedge affecting the use or development of adjacent property.
  25. If denied, the petitioner **WILL** suffer deterioration to his or her property value.
  26. The proposed zoning **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** 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** result in private investment that would be beneficial to the development or redevelopment of a vacant property or deteriorated neighborhood.
  29. There **IS** a need in the community for additional land within the requested zoning district.
  30. The proposed zoning **WILL NOT** adversely impact agricultural farming operations in the vicinity of this site.

31. The proposed rezoning **IS** consistent with Village Comprehensive Plan policies concerning the protection of prime farmland when appropriate.
  32. The proposed rezoning **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** been considered during the review of this proposed rezoning request.
- B. The Plan and Zoning Commission does hereby recommend that the Board of Trustees of the Village of Mahomet **GRANT** the requested zoning map amendment for the subject property from R-1C Single-Family Residential to R-2 Two-Family Residential district.

**PRELIMINARY DISCUSSION (NO ACTION):** Prairieside LSRD Subdivision

Kelly Pfeifer introduced the preliminary plan for Prairieside LSRD Subdivision. She provided information related to the previously approved tow lot subdivision for this area and South Mahomet Road right-of-way. She stated the minimum lot size would be approximately 9,170 square feet which is less than the 10,000 square feet that is required by zoning. She stated only some of the lots would be below 10,000 and the reduction is needed to accommodate the layout given the shoreline of the existing adjacent lake. She stated this subdivision would participate in Conway and the Conway lake. She stated an alternative to the LSRD would be a rezoning to R-1C but that would allow for much more density.

Mr. Deatley stated asked about the size of the smaller lots.

Kelly Pfeifer stated the lots are still shown at 80 feet wide and the smaller lots would be about 110 to 115 feet deep.

Mr. DeAtley stated he was concerned about sidewalks on one side of the street.

Kelly Pfeifer stated it would be a five (5) foot sidewalk on one side of the street. She stated staff could support the sidewalk waiver given this is a very isolated location. She stated the LSRD function helps protect the Village and the developer because a development agreement would be required.

Mr. Buzicky stated he was also concern about sidewalks on one side. He asked about the timing of the South Mahomet road project.

Kelly Pfeifer gave a timing update on the construction of South Mahomet Road. She stated in 2022 this section of South Mahomet Road would be constructed to that this subdivision could start their construction. She stated the cul-de-sac off Roberto would be constructed first since it doesn't rely on South Mahomet Road for access. She stated no residential driveways would be permitted directly on to South Mahomet Road in this area.

Abby Heckman stated the Roberto Road cul-de-sac would not be part of the LSRD request and will be part of Conway.

**COMMISSIONER / STAFF COMMENTS:**

NEXT PZC MEETING – MAY 4, 2021

Mr. Roloff stated he wasn't sure if he would be able to be at the May meeting.

Mr. Roloff stated if there is nothing else, he would entertain a motion to adjourn.

**ADJOURN:**

DeAtley moved to adjourn the meeting. Buchanan seconded the motion. ROLL CALL. 6-0. The meeting was adjourned at 7:47pm.

Respectfully,

Abby Heckman, Planner

DRAFT



**Plan and Zoning Commission  
Staff Report  
Meeting June 1, 2021**

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

**PROJECT:** ZA2021-04: Bridle Brook Development Tract Subdivision Lot 102

**PETITIONER:** Village of Mahomet

**RE:** Rezoning

**PUBLIC HEARING / PROCEDURAL ISSUES:**

The Plan and Zoning Commission (PZC) is required to hold a public hearing upon request for a Zoning Map Amendment. The public hearing is scheduled for June 1, 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 Mahomet Citizen on May 16, 2021. Notice letters were sent to surrounding properties via USPS. The PZC acts in an advisory role to the Board of Trustees (BOT) regarding zoning map amendments. The PZC is asked to make a recommendation to the BOT concerning rezoning requests. A draft resolution is attached for consideration by the PZC. The BOT will approve or deny the proposed zoning map amendment.

**REQUESTED ACTION: PUBLIC HEARING  
RECOMMENDATION TO BOARD OF TRUSTEES (BOT)**

All required documentation has been prepared in accordance with the Zoning Ordinance and Village staff requests consideration of the proposed zoning map amendment. The PZC is asked to consider all of the documents concerning the proposed zoning map amendment. The rezoning request includes 1.80± acres of land. Current zoning on the subject property is R-3C Multiple-Family Residential district. The proposed zoning is R-3G Multiple-Family Residential district. Village staff proposes to rezone the property to better align with existing housing to the east and south of the site.

**BACKGROUND:** This site is part of an approved LSRD/PUD subdivision. The BOT originally approved the LSRD/PUD in July 2006 and the most recent amendment was approved by the BOT in April 2009. The recorded Final Development Plan and associated development standards are still in effect on this site; therefore the underlying zoning (existing and proposed) will not change the use potential of this site as it is currently approved/recorded. Any changes to the approved Final Development Plan will require an amendment approval by the BOT.

Village staff has communicated this rezoning request to the property owner's attorney. At the time of this report no objection to the rezoning request from the property owner had been received by Village staff.

**SITE LOCATION / DETAILS:** The site is located south of Patten Drive and north of Delane Drive approximately 242 feet west of Churchill Road. The property contains one vacant development tract lot.



**CONFORMANCE TO COMPREHENSIVE PLAN:** The Village of Mahomet Comprehensive Plan designates this area as part of the East Village functional framework area which encourages a mix of housing types, completion of incomplete developments, and infill development. The Future Land Use Map recommends this area as two-family / small lot residential uses. The proposed rezoning is consistent with recommendations in the Comprehensive Plan.

**LAND USE AND ZONING:**

Direction	Current Land Use	Current Zoning
On-Site	Undeveloped	R-3C Multiple-Family Residential
North	Undeveloped	C-1 Neighborhood Commercial
South	Single-Family Residential	R-3C Multiple-Family Residential
East	Undeveloped	C-1 Neighborhood Commercial
West	Commercial – Assisted Living Facility	C-1 Neighborhood Commercial

**CONFORMANCE TO ZONING ORDINANCE:** In December 2020, the Village updated and expanded multiple-family residential zoning classifications within the Village. Prior to the December 2020 Zoning Ordinance changes the property was zoned R-3 Multiple-Family Residential. After the Zoning Ordinance changes all property that existed as R-3 converted to what is now known as R-3C Multiple-Family Residential. Staff has proposed a zoning change from R-3C to R-3G Multiple-Family Residential. The purpose statement of the R-3G district is as follows:

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

Common lot line dwellings, like those that already exist to the east and south of the site, are an allowed use within the R-3G zoning district and are no longer a permitted use within the R-3C classification. The expected future uses on the subject property are consistent with the intent of the proposed R-3G zoning classification.

**POLICE / FIRE PROTECTION:** The site is served with police protection by the Village of Mahomet. The site is approximately 1.6 miles from the police station. The site is served with fire protection by the Cornbelt Fire Protection District. The site is approximately 1.7 miles from the fire station.

**SANITARY SEWER AND WATER FACILITIES:** Public sanitary sewer and water service is available at this site.

**STREETS AND SIDEWALKS:** Sidewalks exist along Patton Drive, Churchill Road, and Delane Drive.

**LASALLE FACTORS:**

The Illinois Supreme Court has established a set of factors for evaluation of the constitutionality of zoning decisions. No single factor is controlling, and each case must be decided on its own facts although Illinois courts place substantial importance on the first factor.

1. The existing uses and zoning of nearby property.
2. The extent to which property values are diminished.
3. The extent to which the destruction of property value of the plaintiff promotes the health, safety, morals or general welfare of the public.
4. The relative gain to the public as opposed to the hardship imposed upon 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 area.
7. The care with which a community has undertaken to plan its land-use development.

These factors should be considered during the Commission's deliberations. The attached prepared resolution will address these factors for consideration by the Commission.

**STAFF RECOMMENDATION**

Village staff initiated and supports approval of the rezoning request. The proposed rezoning is consistent with existing zoning to the south and east and the expected uses on the site. The request is consistent with recommendations in the Comprehensive Plan and the intent of the R-3G zoning district.

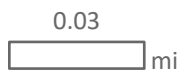
**ATTACHMENTS:**

- A) Aerial Map with Existing Zoning
- B) ZO Text Amendment Dec 2020 – Ord 20-12-01
- C) Recorded PUD Final Development Plan
- D) Draft Resolution

# ZA2021-04 Bridlebrook



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



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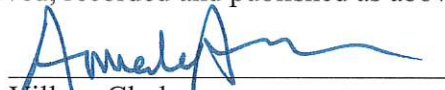
**PAMPHLET PUBLICATION**

**ORDINANCE NO. 20-12-01**

**ORDINANCE AMENDING THE ZONING CODE**

PRESENTED: 12-15-2020  
PASSED: 12-15-2020  
APPROVED: 12-15-2020  
RECORDED: 12-15-2020  
PUBLISHED: 12-15-2020

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

Dated: 12-15-2020



**ORDINANCE NO. 20-12-01**

**ORDINANCE AMENDING THE ZONING CODE**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## **§152.002 DEFINITIONS**

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

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

### **§152.005 DISTRICTS.**

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

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

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

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

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

**A. Permissive uses:**

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



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

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

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

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

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

B. Conditional uses:

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

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

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

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

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

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

A. Permissive uses:

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

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

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

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

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

**A. Permissive uses:**

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

**B. Conditional uses:**

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

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

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

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

- § 152.030 C-1 NEIGHBORHOOD COMMERCIAL DISTRICT.
- § 152.031 C-2 GENERAL COMMERCIAL DISTRICT.
- § 152.032 C-3 PLANNED COMMERCIAL DISTRICT
- § 152.033 C-4 PLANNED MIXED USE DISTRICT.
- § 152.034 I-1 PLANNED INDUSTRIAL DISTRICT.
- § 152.035 I-2 INDUSTRIAL DISTRICT.
- § 152.036 FP FOREST PRESERVE DISTRICT.

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

§ 152.046 ACCESSORY BUILDINGS AND USES.

- (C) Accessory uses allowed in multiple-family residential zoning districts: R-3A: See § 152.026 (C), R-3B: See § 152.027 (C), R-3C: See § 152.028 (C), R-3G: See § 152.026 (C).
- (E) There shall be the following additional regulations.
  - (6) Solid waste containers in Commercial and Industrial Districts shall not be located within an established front yard setback and shall be located not less than five feet away from a side or rear lot line and shall be fenced from visibility from property lines and right-of-way lines.

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

§152.048 ROW HOUSES.

Special regulations regarding row houses shall be as follows.

- (A) In districts where row house buildings are permitted, and row houses are to be constructed each on its own lot and shall be subject to the minimum requirements specified in this section.
- (B) Minimum lot area for a row house lot shall be not less than 3,000 square feet.

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

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

**§152.055 STANDARDS FOR MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENT**

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

**(A) Development Standards:**

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

**(B) Perimeter Landscaping Requirements:**

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

(C) Conditional Use Permit.

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

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

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

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

**SECTION 13. RESOLUTION OF CONFLICTS.**

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

**SECTION 14. SAVING CLAUSE.**

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

**SECTION 15. EFFECTIVE DATE.**

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

**SECTION 16. PAMPHLET PUBLICATION.**

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

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

Voting "aye" (names):

Metzger, Oligier, Lynn, Harpot,  
Johnson, Calvey

Voting "nay" (names):

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

Abstained (names):


\_\_\_\_\_

Absent (names):

\_\_\_\_\_

ATTEST:

  
\_\_\_\_\_  
VILLAGE CLERK

  
\_\_\_\_\_  
PRESIDENT  
VILLAGE OF MAHOMET





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

**CERTIFICATION OF ORDINANCE**

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

I do further certify that the foregoing constitutes a full, true and complete excerpt from the proceedings of the meeting of the Corporate Authorities held on December 15, 2020, insofar as same relates to the adoption of **Ordinance No. 20-12-01**, entitled:

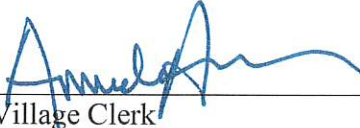
**ORDINANCE AMENDING THE ZONING CODE**

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

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

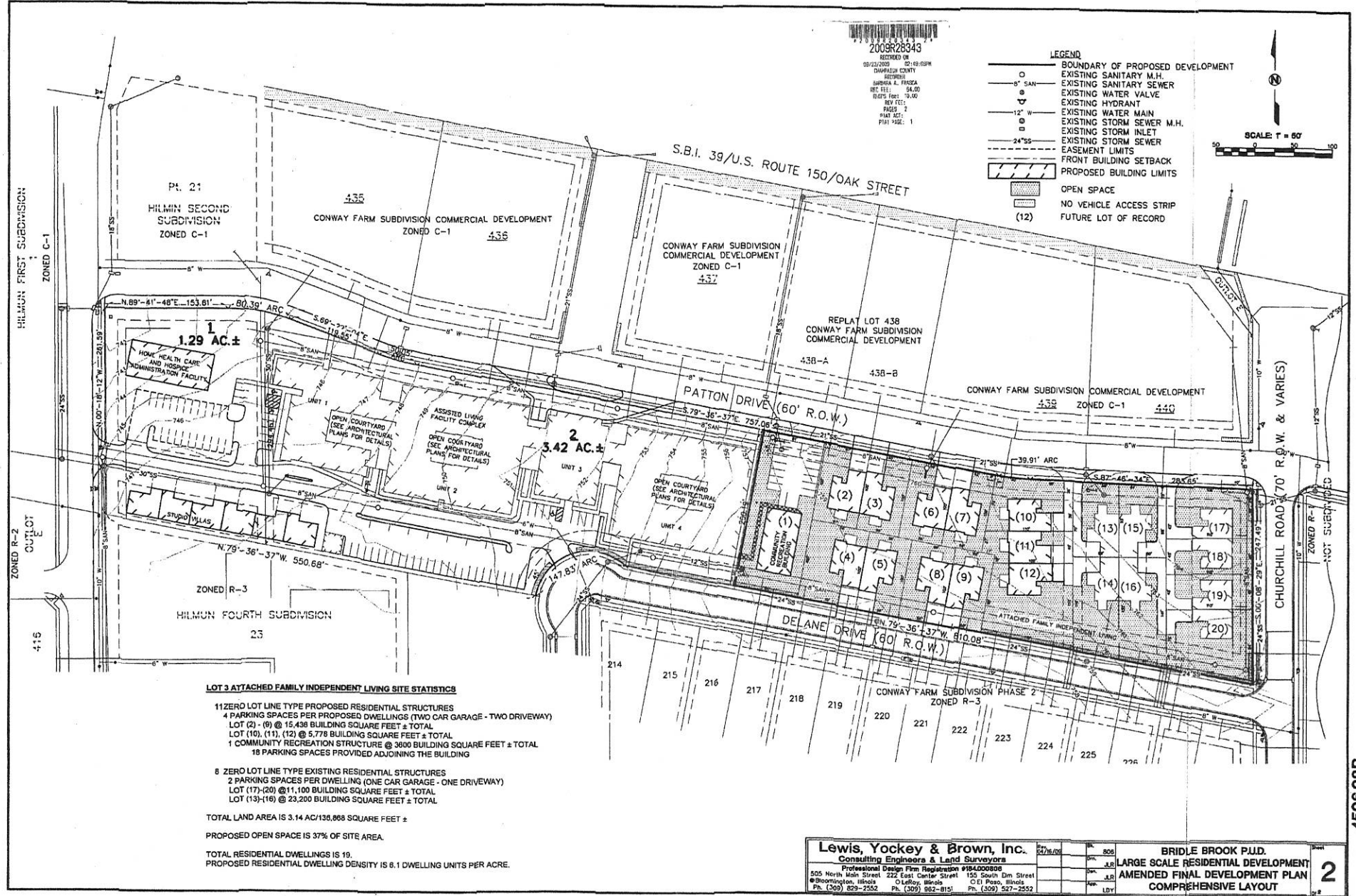
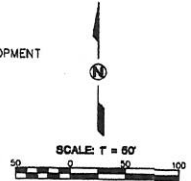
IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of the Village of Mahomet, Champaign County, Illinois, on December 15, 2020.



  
\_\_\_\_\_  
Village Clerk

2008R28348  
 RECEIVED IN  
 03/23/2009 02:48:03PM  
 DANIELA COUNTY  
 REGISTERED  
 SURVEYOR FRANK  
 REC FEE: \$4.00  
 TRF'S FEE: \$3.00  
 REV FEE:  
 PAGE: 2  
 PLAN SHEET:  
 PLAN PAGE: 1

- LEGEND**
- BOUNDARY OF PROPOSED DEVELOPMENT
  - 8" SAN
  - 12" W
  - 24" SS
  - ▨ PROPOSED BUILDING LIMITS
  - OPEN SPACE
  - ▤ NO VEHICLE ACCESS STRIP
  - (12) FUTURE LOT OF RECORD



**LOT 3 ATTACHED FAMILY INDEPENDENT LIVING SITE STATISTICS**

11 ZERO LOT LINE TYPE PROPOSED RESIDENTIAL STRUCTURES  
 4 PARKING SPACES PER PROPOSED DWELLINGS (TWO CAR GARAGE - TWO DRIVEWAY)  
 LOT (2) - (9) @ 15,436 BUILDING SQUARE FEET ± TOTAL  
 LOT (10), (11), (12) @ 5,778 BUILDING SQUARE FEET ± TOTAL  
 1 COMMUNITY RECREATION STRUCTURE @ 3600 BUILDING SQUARE FEET ± TOTAL  
 18 PARKING SPACES PROVIDED ADJOINING THE BUILDING

8 ZERO LOT LINE TYPE EXISTING RESIDENTIAL STRUCTURES  
 2 PARKING SPACES PER DWELLING (ONE CAR GARAGE - ONE DRIVEWAY)  
 LOT (17)-(20) @ 11,100 BUILDING SQUARE FEET ± TOTAL  
 LOT (13)-(16) @ 23,200 BUILDING SQUARE FEET ± TOTAL

TOTAL LAND AREA IS 3.14 AC/138,868 SQUARE FEET ±  
 PROPOSED OPEN SPACE IS 37% OF SITE AREA.  
 TOTAL RESIDENTIAL DWELLINGS IS 19.  
 PROPOSED RESIDENTIAL DWELLING DENSITY IS 6.1 DWELLING UNITS PER ACRE.

<b>Lewis, Yockey &amp; Brown, Inc.</b>		547/16/09	806
Consulting Engineers & Land Surveyors			
Professional Design Firm Registration #184,000609			
505 North Main Street	222 East Center Street	150 South Elm Street	
Champaign, Illinois	O'Leary, Illinois	O'El Paso, Illinois	
Ph. (309) 829-2552	Ph. (309) 862-8151	Ph. (509) 527-2552	

**BRIDLE BROOK P.U.D.**  
**LARGE SCALE RESIDENTIAL DEVELOPMENT**  
**AMENDED FINAL DEVELOPMENT PLAN**  
**COMPREHENSIVE LAYOUT**

4506 ORR

**RESOLUTION FOR PLAN AND ZONING COMMISSION**

**Concerning Amending the Zoning Classification for Lot 102 of the Bridle Brook Development Tract Subdivision from R-3C Multiple-Family Residential district to R-3G Multiple-Family Residential district**

- WHEREAS,** the Board of Trustees of the Village of Mahomet, pursuant to the authority conferred by the Statutes of the State of Illinois, has established certain standards and procedures, including Comprehensive Plan designations and policies for the use of land and for zoning establishment and amendment within the corporate Limits of the Village of Mahomet, Illinois; and,
- WHEREAS,** the Petitioner, Unlimited Holdings LLC, has requested a zoning map amendment for the subject property from R-3C Multiple-Family Residential to R-3G Multiple-Family Residential district; and,
- WHEREAS,** the subject property is located within the Bridlebrook PUD development between Patton Drive and Delane Drive west of Churchill Road; and,
- WHEREAS,** the legal description for the property to be rezoned is as follows:
- BRIDLE BROOK DEVELOPMENT TRACT SUBDIVISION LOT 102, CONTAINING 1.80 ARCES, MORE OR LESS.
- WHEREAS,** a Public Hearing concerning the proposed rezoning was held on June 1, 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; and,
- WHEREAS,** the Plan and Zoning Commission met and reviewed the evidence and testimony submitted and has considered all the available factual evidence concerning the requested action.

**BE IT THEREFORE RESOLVED** this 1<sup>st</sup> day of June, 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:
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 for the

subject property from R-3C Multiple-Family Residential to R-3G Multiple-Family Residential district.

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Chair, Plan and Zoning Commission  
Village of Mahomet, Illinois



## Plan and Zoning Commission Staff Report Meeting June 1, 2021

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

**PROJECT:** **MAP 2017-03: Hunters Ridge Seventh Subdivision (Final Plat - Amended)**

**PETITIONER:** Unlimited Holdings, LLC (Rob Frerichs)

**ENGINEER:** BKB Engineering, Inc.

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

**INTRODUCTION:** The Plan and Zoning Commission is asked to consider all the documents concerning the subject subdivision amendment. The subdivision was previously approved February 25, 2021 and contained 30 single-family lots and two (2) common lots. The proposed amended final plat contains 14.6± acres which is all of the remaining undeveloped land within Hunters Ridge Subdivision. The amended plat contains 58 single-family lots and 3 common lots. The common lots will be turned over as HOA open space. Common Lot 738 will contain a mid-block crosswalk (sidewalk) and common lot 739 will be HOA park / open space. The subject land area is a replat of the entire Hunters Ridge Sixth Subdivision Outlot 613, which was intended for future subdivision phases. 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 of Oliger Drive, east of Sandy Ridge Subdivision, and includes the roadway extensions for Cole Lane, Cates Drive, and Rapp Drive and will complete the roadways within the subdivision. The final plat includes 14.6± acres.

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

**PUBLIC WATER AND SANITARY SEWER FACILITIES:** Public sanitary sewer and water mains are to be operated by the Village of Mahomet. Sanitary sewer and water main extensions are under review and will be approved along with the Construction Plans for this phase.

**AVAILABILITY OF PUBLIC UTILITIES:** This site is adjacent to standard public municipal utilities. Extension of public utilities to serve the subdivision is underway. 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. Ameren will extend power upon recording of the final plat.

**STREET ACCESS / TRAFFIC:** The amended final plat includes completion of all remaining roadways and roadway extensions for Cole Lane, Cates Drive and Rapp Drive. All of the proposed lots will have public right-of-way frontage.

**STORMWATER MANAGEMENT:** Construction Plans for the area contained in this plat were approved by the Board of Trustees on February 23, 2021 and May 25, 2021. The detention basin located at the south west corner of Hunters Ridge serves part of the land area in this plat and is fully constructed (platted as part of Hunters Ridge Fourth Subdivision). The northern portion of this plat drains to the detention basin to be constructed and contained within common lot 711 located adjacent to Interstate 74 right-of-way at the north west corner of this plat.

**POLICE AND FIRE PROTECTION:** The Village of Mahomet Police Department currently provides police protection to this site and is approximately 1.4 miles from the police station. This property is within the Cornbelt Fire Protection District and is approximately 1.4 miles from the fire station. Cornbelt is consulted on any submitted plats and site construction plans.

**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:** 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.

**VILLAGE STAFF RECOMMENDATION:** Staff supports a recommendation by the Plan and Zoning Commission for approval of the Amended Final Plat subject to the standard conditions. The Plat is consistent with the Construction Plan approvals received for part 1 and part 2, resolutions 21-02-03 and 21-05-07 respectfully.

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

**ATTACHMENTS:**

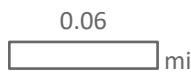
- A. Property Aerial / Zoning Map
- B. Final Plat
- C. Draft Resolution



# Amended Plat - Hunters Ridge 7th 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



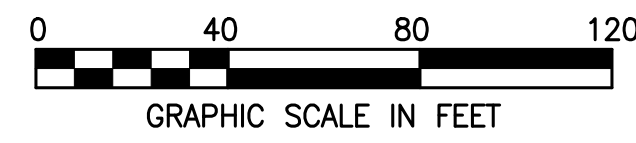
This map was prepared with geographic information system (GIS) data created by the Champaign County GIS Consortium (CCGISC), or other CCGISC member agency. These entities do not warrant or guarantee the accuracy or suitability of GIS data for any purpose. The GIS data within this map is intended to be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





# FINAL PLAT HUNTERS RIDGE SEVENTH SUBDIVISION

AN ADDITION TO THE VILLAGE OF MAHOMET,  
CHAMPAIGN COUNTY, ILLINOIS  
PART OF S 1/2, SEC. 14, T. 20 N., R. 7 E., 3rd. P.M.



### LEGEND

- AC VEHICLE ACCESS CONTROL
- BOUNDARY OF PLAT
- PROPOSED LOT LINE
- EXISTING LOT LINE
- BUILDING SETBACK LINE
- PUBLIC UTILITY AND DRAINAGE EASEMENT LINE
- CENTERLINE
- 5/8" IRON PIN SET W/CAP 3738
- 5/8" IRON PIN SET W/CAP 3738 SET IN CONCRETE
- IRON PIN W/ 3738 CAP FOUND (UNLESS NOTED)
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY

### 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

### OWNER / SUBDIVIDER:

ROB FRERICHS  
UNLIMITED HOLDINGS, LLC-LAND  
799 COUNTY ROAD 3200 NORTH  
FISHER, IL 61843  
(217) 897-1000

### 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

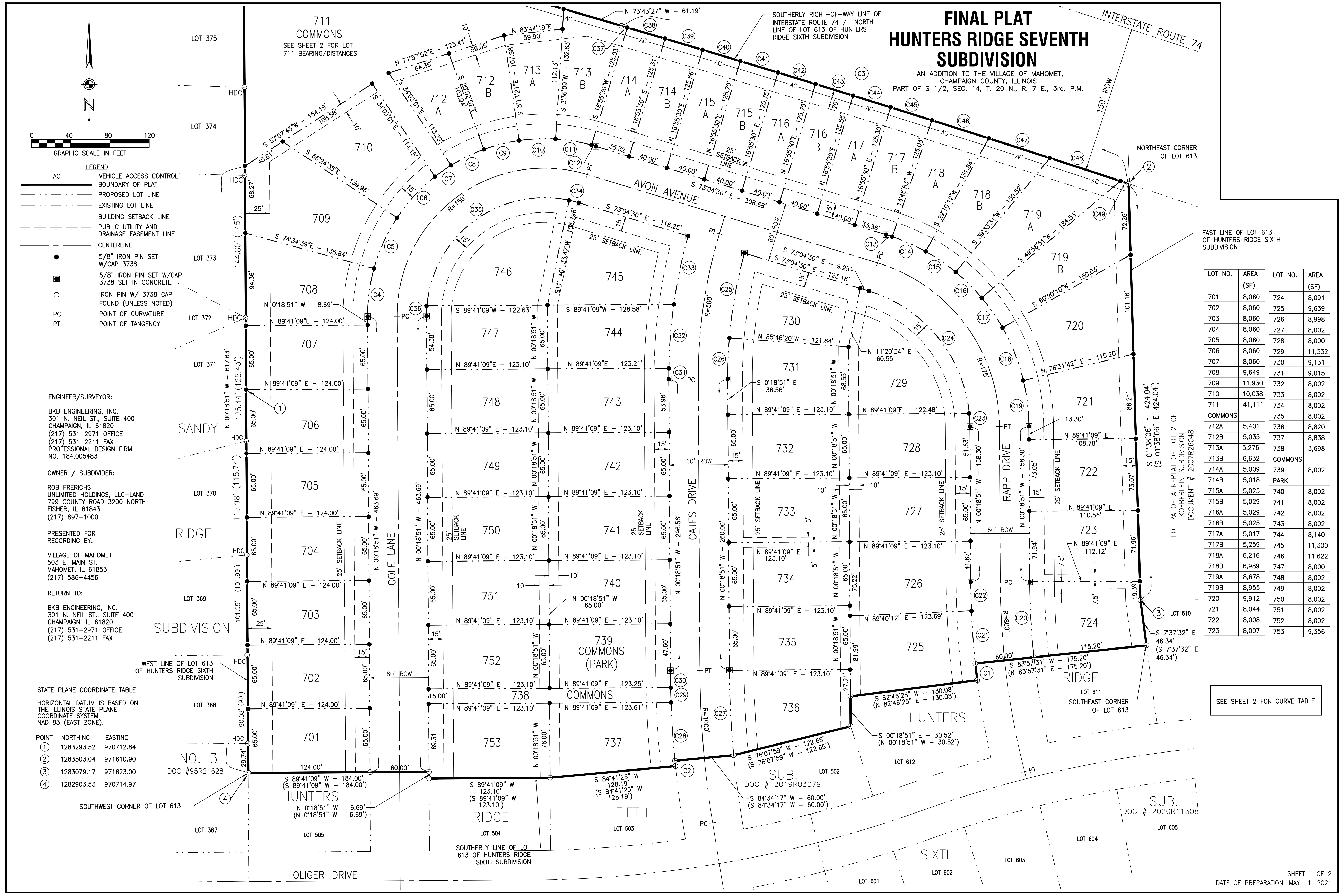
### STATE PLANE COORDINATE TABLE

HORIZONTAL DATUM IS BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM NAD 83 (EAST ZONE).

POINT	NORTHING	EASTING
①	1283293.52	970712.84
②	1283503.04	971610.90
③	1283079.17	971623.00
④	1282903.53	970714.97

LOT NO.	AREA (SF)	LOT NO.	AREA (SF)
701	8,060	724	8,091
702	8,060	725	9,639
703	8,060	726	8,998
704	8,060	727	8,002
705	8,060	728	8,000
706	8,060	729	11,332
707	8,060	730	9,131
708	9,649	731	9,015
709	11,930	732	8,002
710	10,038	733	8,002
711	41,111	734	8,002
COMMONS		735	8,002
712A	5,401	736	8,820
712B	5,035	737	8,838
713A	5,276	738	3,698
713B	6,632	COMMONS	
714A	5,009	739	8,002
714B	5,018	PARK	
715A	5,025	740	8,002
715B	5,029	741	8,002
716A	5,029	742	8,002
716B	5,025	743	8,002
717A	5,017	744	8,140
717B	5,259	745	11,300
718A	6,216	746	11,622
718B	6,989	747	8,000
719A	8,678	748	8,002
719B	8,955	749	8,002
720	9,912	750	8,002
721	8,044	751	8,002
722	8,008	752	8,002
723	8,007	753	9,356

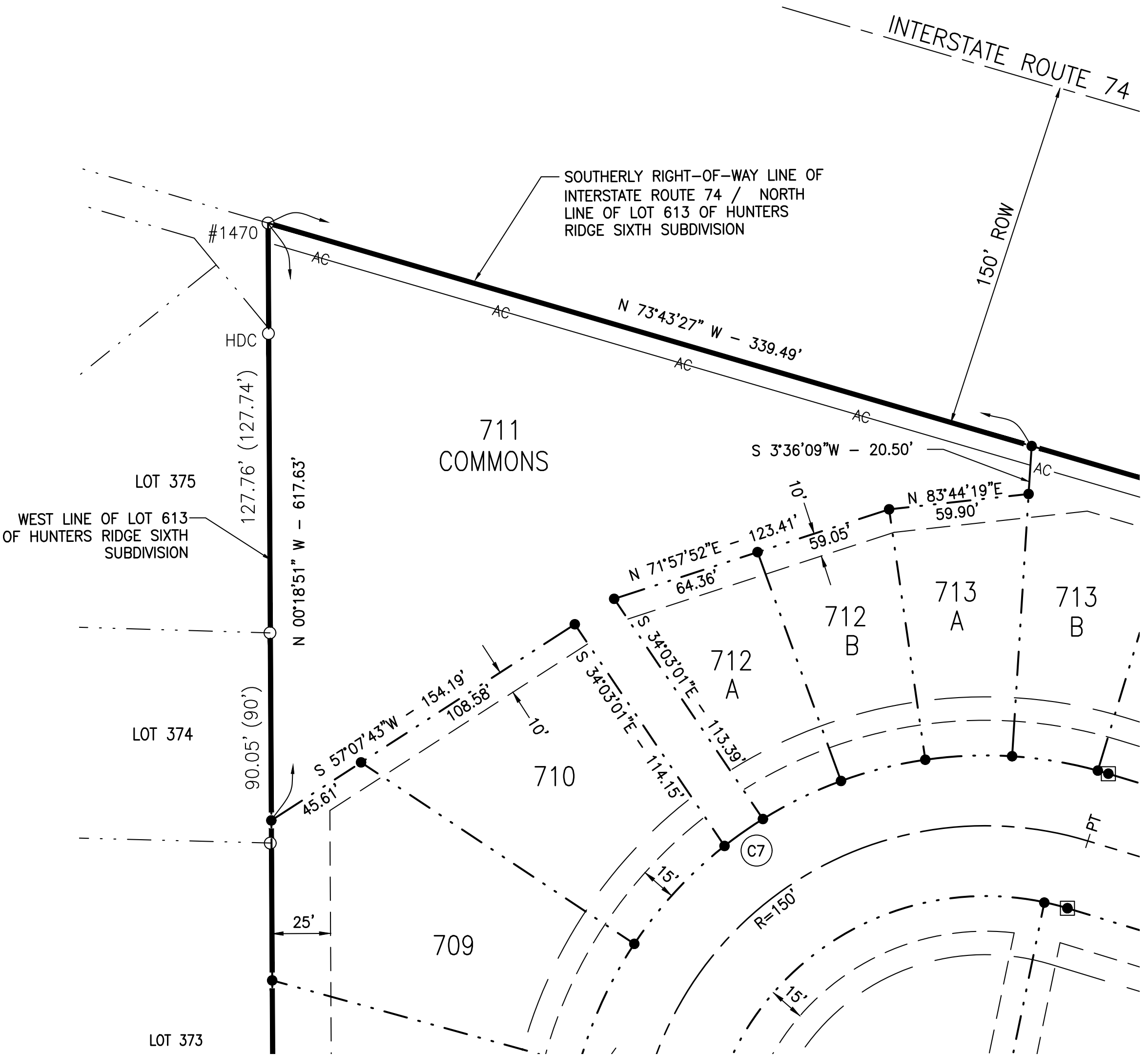
SEE SHEET 2 FOR CURVE TABLE





# FINAL PLAT HUNTERS RIDGE SEVENTH SUBDIVISION

AN ADDITION TO THE VILLAGE OF MAHOMET,  
CHAMPAIGN COUNTY, ILLINOIS  
PART OF S 1/2, SEC. 14, T. 20 N., R. 7 E., 3rd. P.M.



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 "HUNTERS RIDGE SEVENTH 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:

OUTLOT 613 OF HUNTERS RIDGE SIXTH SUBDIVISION AS RECORDED AS DOCUMENT NUMBER 2020R11308 IN THE CHAMPAIGN COUNTY, ILLINOIS RECORDER'S OFFICE.

SIGNED AND SEALED THIS 10TH DAY OF MAY, 2021

BRYAN K. BRADSHAW  
ILLINOIS PROFESSIONAL LAND  
SURVEYOR NUMBER 3738



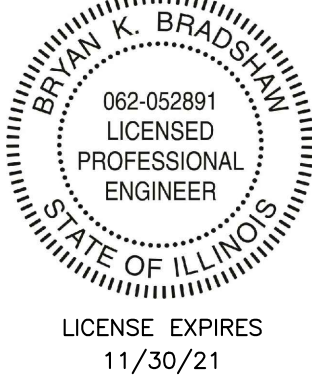
**NOTES:**

1. ALL BEARINGS ARE BASED ON THE WEST LINE OF HUNTERS RIDGE SIXTH SUBDIVISION AS RECORDED AS DOCUMENT #2020R11308 IN THE RECORDS OF THE CHAMPAIGN COUNTY, ILLINOIS RECORDER'S OFFICE.
2. 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.
3. THE SUBDIVISION IS LOCATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF MAHOMET, ILLINOIS.
4. 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. 17019C0259D AND 17019C0267D, DATED 10/2/13).
5. NO 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.
6. NO INDEPENDENT SEARCH OF EASEMENT WAS PERFORMED.
7. FIELDWORK FOR THIS SUBDIVISION WAS PERFORMED IN NOVEMBER 2020.

**DRAINAGE STATEMENT**

TO THE BEST OF OUR KNOWLEDGE AND BELIEF PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS ARE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATE: \_\_\_\_\_  
BRYAN K. BRADSHAW  
ILLINOIS PROFESSIONAL  
ENGINEER NO. 52891



OWNER : \_\_\_\_\_  
ROB FRERICHS  
UNLIMITED HOLDINGS, LLC—LAND

**FINAL PLAT APPROVAL**

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

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

CHAIRPERSON

THE FINAL PLAT ENTITLED "HUNTERS RIDGE SEVENTH 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 \_\_\_\_\_

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	17.17	830.00	1.19	S6° 38' 02"E	17.17
	(17.17)	(830.00)		(S6° 38' 02"E)	(17.17)
C2	5.44	1030.00	0.30	S5° 34' 48"E	5.44
	(5.44)	(1030.00)		(S5° 34' 48"E)	(5.44)
C3	540.55	16220.23	1.91	N72° 42' 14"W	540.53
	(540.55)	(16220.23)		(N72° 42' 14"W)	(540.53)
C4	49.44	180.00	15.74	S7° 33' 15"W	49.28
C5	57.07	180.00	18.17	S24° 30' 22"W	56.83
C6	57.07	180.00	18.17	S42° 40' 23"W	56.83
C7	20.01	180.00	6.37	S54° 56' 30"W	20.00
C8	37.15	180.00	11.83	S64° 02' 22"W	37.08
C9	37.15	180.00	11.83	S75° 51' 53"W	37.08
C10	74.30	180.00	23.65	N86° 23' 51"W	73.77
C11	74.30	180.00	23.65	N86° 23' 51"W	73.77
C12	4.70	180.00	1.50	N73° 49' 25"W	4.70
C13	6.64	205.00	1.86	N72° 08' 49"W	6.64
C14	37.17	205.00	10.39	N66° 01' 28"W	37.12
C15	37.17	205.00	10.39	N55° 38' 08"W	37.12
C16	37.17	205.00	10.39	N45° 14' 49"W	37.12
C17	37.17	205.00	10.39	N34° 51' 30"W	37.12
C18	57.93	205.00	16.19	N21° 34' 04"W	57.74
C19	47.08	205.00	13.16	N6° 53' 35"W	46.97
C20	76.97	770.00	5.73	S3° 10' 40"E	76.93

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C21	53.76	830.00	3.71	S4° 11' 09"E	53.75
C22	29.20	830.00	2.02	S1° 19' 20"E	29.20
C23	13.39	145.00	5.29	N2° 57' 38"W	13.39
C24	170.75	145.00	67.47	N39° 20' 28"W	161.05
C25	87.75	470.00	10.70	S10° 06' 54"W	87.62
C26	41.68	470.00	5.08	S2° 13' 34"W	41.67
C27	86.59	970.00	5.11	S2° 52' 17"E	86.56
C28	59.54	1030.00	3.31	S3° 46' 22"E	59.53
C29	15.00	1030.00	0.83	S1° 41' 59"E	15.00
C30	17.40	1030.00	0.97	S0° 47' 54"E	17.40
C31	11.04	530.00	1.19	S0° 16' 57"W	11.04
C32	65.26	530.00	7.06	S4° 24' 25"W	65.22
C33	71.17	530.00	7.69	S11° 46' 54"W	71.12
C34	10.17	120.00	4.85	N75° 30' 06"W	10.16
C35	203.85	120.00	97.33	S53° 24' 23"W	180.21
C36	10.59	120.00	5.06	S2° 12' 49"W	10.59
C37	6.15	16220.23	0.02	N73° 38' 52"W	6.15
C38	40.02	16220.23	0.14	N73° 33' 59"W	40.02
C39	40.00	16220.23	0.14	N73° 25' 30"W	40.00
C40	40.00	16220.23	0.14	N73° 17' 01"W	40.00

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C41	40.00	16220.23	0.14	N73° 08' 33"W	40.00
C42	40.00	16220.23	0.14	N73° 00' 04"W	40.00
C43	40.00	16220.23	0.14	N72° 51' 35"W	40.00
C44	40.00	16220.23	0.14	N72° 43' 07"W	40.00
C45	44.05	16220.23	0.16	N72° 34' 12"W	44.05
C46	60.75	16220.23	0.21	N72° 23' 06"W	60.75
C47	65.38	16220.23	0.23	N72° 09' 44"W	65.38
C48	75.48	16220.23	0.27	N71° 54' 48"W	75.48
C49	8.71	16220.23	0.03	N71° 45' 53"W	8.71

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

**CONCERNING THE AMENDED FINAL PLAT FOR  
HUNTERS RIDGE SEVENTH 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 **Hunters Ridge Seventh Subdivision** submitted certain documents, including an amended Final Plat, for review and approval by the Village of Mahomet; and,
- WHEREAS,** the Village approved an final plat for **Hunters Ridge Seventh Subdivision** on February 25, 2021 consistent with the approved set of construction plans which included 30 single family lots and two (2) common outlots; and,
- WHEREAS,** the developer presented construction plans for the remainder of the subdivision, noting them as part 2, and received approval for such on May 25, 2021
- WHEREAS,** the developer intends to record the land area within both approved sets of construction plans under one (1) final plat for a total of 58 single family lots and three (3) common outlots and submits an expanded Final Plat for the seventh phase for approval as a replacement to the prior approved plat; and,
- WHEREAS,** Village staff, Village Engineer and Village Attorney reviewed the Final Plat and supporting technical documents for **Hunters Ridge Seventh 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 **Hunters Ridge Seventh 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 1<sup>st</sup> day of June, 2021, by the Plan and Zoning Commission of the Village of Mahomet, that:

**Resolution for Plan and Zoning Commission**  
**MAP 2017-03 Hunters Ridge Seventh Subdivision - Amended**  
Village of Mahomet, Champaign County, Illinois  
June 1, 2021  
Page 2 of 2

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

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Chair, Plan and Zoning Commission  
Village of Mahomet