



**Plan and Zoning Commission
7:00 p.m. Tuesday, July 6, 2021
Village of Mahomet - Administrative Office
Virtual Meeting Via Zoom or Skype for Business**

Join Zoom Meeting

<https://us02web.zoom.us/j/87225652814?pwd=T3NKSGpqb2RyeVZrYXRmdFhWbIJ6Zz09>

Meeting ID: 872 2565 2814

Passcode: 441469

Join by phone

+1 312 626 6799 US (Chicago)

Join by Skype for Business

<https://us02web.zoom.us/skype/87225652814>

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 July 6, 2021. Other written comments may be submitted by emailing Abby Heckman, aheckman@mahomet-il.gov no later than the start of the meeting on July 6, 2021 to ensure placement of such comments in the official record of the meeting.
- 4. REVIEW/APPROVE MINUTES:** May 4, 2021
- 5. RESOLUTIONS and MOTIONS (TO BE ACTED UPON):**
CONWAY FARM SUBDIVISION PHASE 5 (FINAL PLAT)
A RESOLUTION CONCERNING A FINAL PLAT FOR CONWAY FARM SUBDIVISION PHASE 5 ON 3.56± ACRES OF LAND LOCATED SOUTH OF HALO DRIVE ON ROBERTO ROAD
- 6. COMMISSIONER / STAFF COMMENTS:** NEXT PZC MEETING – AUGUST 3, 2021
- 7. ADJOURN**

PLAN AND ZONING COMMISSION
MEETING MINUTES - DRAFT
May 4, 2021

CALL TO ORDER: The meeting was called to order at 7:05pm on Tuesday May 4, 2021.

Kelly Pfeifer called the meeting to order and stated Jay Roloff was not at the meeting and therefore needed a motion for an acting chair.

Buzicky moved to make Bob Buchanan the acting chair for the meeting. DeAtley seconded the motion. ROLL CALL. 5-0. Motion Passed.

ROLL CALL:

Members Present: Robert DeAtley, Bob Buchanan, Mike Buzicky, Earl Seamands, and Steve Briney.

Members Absent: Jay Roloff and Damian Spencer.

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: April 6, 2021

Abby Heckman stated the minutes were not provided to the Commission so the April minutes would be moved to the next meeting for approval.

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

Kelly Pfeifer stated the Commission should be familiar with the project since there was a preliminary discussion on it last month. Kelly Pfeifer introduced the information from the staff report. She stated the unique shape of the land and elevations needed some adaptations from our current rules. She stated the LSRD process is the only way to do that for residential developments. She discussed the project layout, lot sizes, lot widths and sidewalks on one side of the street. She stated this subdivision would be part of Conway Farms POA. She stated variations are needed to support the proposed layout. She stated they are proposing 51 single-family residential lots and the LSRD designation could allow up to 64 lots. She stated this subdivision comes off of South Mahomet Road which doesn't exist because the Village of Mahomet will be constructing South Mahomet Road starting next year. She stated a draft development agreement will be presented to the BOT in the next couple weeks.

Mr. Buchanan asked if there was anyone from the public that wanted to speak and no one came forward.

DeAtley moved to close the public hearing for LSRD2021-02. Buchanan seconded the motion. ROLL CALL. 5-0. Motion Passed.

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

Abby Heckman introduced the information in the staff report.

Mr. Buchanan asked for any comments from the public and no one came forward. He asked for a motion to close the public hearing.

Seamands moved to close the public hearing for ZA2021-03. Briney seconded the motion. ROLL CALL. 5-0. Motion Passed.

RESOLUTIONS and MOTIONS (TO BE ACTED UPON):

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

Mr. Buzicky asked if there is a plan for the C2 area about how many uses will be there.

Kelly Pfeifer stated there was a concept plan for this area a few years ago but that didn't happen due to issues with utilities and fire flow on the south side. She stated getting the property annexed and zoned is the first step to the overall plan for this site. She stated the whole site is shown as commercial in the Comprehensive Plan.

Mr. DeAtley asked if the mini-warehouse use proposed a few months ago was still planned.

Kelly Pfeifer stated there could in the future be an official request for a Conditional Use to establish mini-warehouses but that is not for consideration tonight.

Mr. Buchanan went through the resolution findings of fact.

Mr. Buzicky stated number 14 should be modified to defer to Sangamon Valley Public Water District.

Mr. Buchanan suggested using the words may be available.

Joe Chamley stated we are not committing Sangamon Valley to serve this area, the PZC is just considering whether it is reasonably in the area.

Kelly Pfeifer stated the petitioner has been in contact with Sangamon Valley and they are under the impression that the commercial uses are able to be served. She stated she suggested the following language for number 14: Adequate facilities for sanitary sewage disposal and water supply **MAY BE** available for the site by Sangamon Valley Public Water District.

Mr. Buzicky agreed with the suggested language.

Mr. Buchanan continued with the remaining findings of fact items. and asked for a motion on the case.

DeAtley moved to grant the rezoning with the findings of fact as stated below. Buchanan seconded the motion. ROLL CALL. 5-0. Motion Passed.

BE IT THEREFORE RESOLVED this 4th 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** 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 sanitary sewage disposal and water supply **MAY BE** available for the site by Sangamon Valley Public Water District.
 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 upon annexation for the subject property from County AG-2 Agriculture district to Village C-2 General Commercial and AC Conservation districts.

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

Kelly Pfeifer stated there was a resolution prepared and that she could answer any questions. She went over the LSRD designation and related approval processes.

Mr. DeAtley stated he had issue with sidewalks only on one side of the street and lot sizes.

Kelly Pfeifer stated now was the time to comment on the two (2) variations. She stated the right-of-way width was standard size and the sidewalk shown on one (1) side is the standard five (5) foot wide sidewalk. She stated the average lot size in the subdivision is still larger than other areas in town. She stated sidewalks can be an impediment to off street parking because if a sidewalk is there you can't park to block the sidewalk. She stated there is sidewalk on one (1) side of the street in the Thornewood Reserves section.

Mr. DeAtley stated he is opposed to sidewalks on one (1) side and would vote no due to that issue.

Mr. Buchanan stated he agreed with Robert's statement.

Mr. DeAtley stated he was disappointed with the design.

Abby Heckman stated a path is planned along South Mahomet Road that would connect to the subdivision. She stated that the LSRD designation was a zoning consideration and sidewalks are a subdivision ordinance consideration so the sidewalk issue is not part of what you are voting on for the LSRD request.

Kelly Pfeifer stated any of you could support the LSRD designation but your concerns about the sidewalks could be included in your recommendation. She stated your feedback to the BOT is important.

Mr. DeAtley stated he would be more favorable to the LSRD if an item D7 was added to the resolution.

Kelly Pfeifer stated is it appropriate to add a condition as D7.

Mr. Buchanan took an informal pole of the PZC to add a statement as D7.

Mr. Seamands agreed.

Mr. Buzicky agreed with adding D7 to require sidewalks on both sides.

Kelly Pfeifer suggested language.

Mr. Buzicky asked about the allowed lot size and width requirements in R-1B and R-1C.

Abby Heckman stated the minimum lot size in R1B is 10,000SF and 80 feet wide, and the minimum lot size in R-1C is 8,000SF and 65 feet wide.

Kelly Pfeifer stated as part of the related LSRD development agreement this land would have to meet the Conway Farm architectural requirements.

Mr. Buzicky stated he had more issue with the sidewalks on one side than the lot sizes.

Mr. DeAtley asked if there are other developments with lots that are less than 120 feet deep.

Kelly Pfeifer stated yes, Sangamon Fields has lots that are less than 120 feet deep. She stated sometimes we allow a narrower right-of-way width to provide more private property. She stated this development is not asking to reduce the right-of-way width. She stated the zoning ordinance allows for a reduced rear yard setback for lots of less than 120 feet deep.

Mr. Buchanan asked if the sidewalk could be shifted closer to the roadway to allow for more off-street parking.

Kelly Pfeifer stated if there are street trees then we have to be careful but staff is having internal conversations on where the sidewalk sweet spot is to help accommodate parking.

Mr. Buchanan went through the resolution and asked for a motion.

DeAtley moved to grant the LSRD designation with the findings of fact as stated below. Buchanan seconded the motion. ROLL CALL. 5-0. Motion Passed.

BE IT THEREFORE RESOLVED this 4th 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** 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** 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** Allow lot widths, as measured along the front yard setback line, of not less than 74 feet.
 2. **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. Standard sidewalks of 5 feet in width shall be required in the front yard of every residential lot.
- 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.

COMMISSIONER / STAFF COMMENTS: NEXT PZC MEETING – JUNE 1, 2021

Kelly Pfeifer updated the commission on the Governor's order related to allowing Zoom meetings and remote participation. She asked about availability to participate in person.

Joe Chamley stated right now there is the ability to have both in person and remote participation.

Kelly Pfeifer stated we aren't sure if the Governor's order will change which would change the Mayoral declaration. She stated we are fully expecting using Zoom in June but was not sure about July and after.

Patrick Brown stated as long as the Governor extends the order and the Mayor extends the Village order then there would be a hybrid option available.

None of the PZC stated they couldn't come in person.

Mr. Briney stated he might be in Arizona for the July meeting but could Zoom into the meeting.

Mr. DeAtley stated the Commission worked well together tonight to work through issues. He stated he was thankful for the Village working to get the streetlight installed at IL-47 and Reserve Court. He stated his neighbors were thankful too.

Patrick Brown stated there have been two (2) installed for the Thornewood entrances.

ADJOURN:

DeAtley moved to adjourn the meeting. Seamands seconded the motion. ROLL CALL. 5-0. The meeting was adjourned at 8:19pm.

Respectfully,
Abby Heckman, Planner



**Plan and Zoning
Commission
Staff Report
Meeting July 6, 2021**

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

PROJECT: Conway Farm Subdivision Phase 5 (Final Plat)

PETITIONER: Vertical Tower Partners, LLC (Darrin Peters)

ENGINEER: BKB Engineering, Inc. (Bryan Bradshaw)

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

INTRODUCTION: The Plan and Zoning Commission is asked to consider all the documents concerning the subject subdivision. The subdivision contains seven (7) single-family lots and four (4) outlots. Outlot 100 and 108 will be owned by the adjacent lot owners with existing homes on lots in existing sections of Conway Farm Subdivision to expand their yards. Outlot 102 and 109 will be used for drainage. The subject land area will be part of the Conway Farm POA. The petitioner has requested a waiver of the preliminary plat requirement for this subdivision phase. The plat is submitted in accordance with the standard procedures set forth in the Mahomet Subdivision Ordinance.

LOCATION / SITE DESCRIPTIONS: The site is located south of Halo Drive on Roberto Road and includes a roadway extension of Roberto Road into a cul-de-sac. The final plat includes 3.56± acres.

CONFORMANCE TO ZONING ORDINANCE: The property is zoned R1B Single-Family Residential. The proposed lot sizes, lot widths, and yard setbacks comply with the requirements of the Village of Mahomet Zoning Ordinance. All lots are platted with a 30' front yard setback which exceeds the Village's requirement of 25'.

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 possible. This subdivision involves the necessary extensions of services to all platted lot. Ameren will extend power upon recording of the final plat.

STREET ACCESS / TRAFFIC: The final plat includes an extension of Roberto Road to the south into a cul-de-sac. All of the proposed lots will have public right-of-way frontage. The cul-de-sac contains a grass

island that will not be platted into an outlot, but will be managed as a POA responsibility in the recorded covenants accompanying the plat.

STORMWATER MANAGEMENT: Construction Plans for this plat have been submitted and are under review by Village staff. The existing Conway Farm lake will be utilized for stormwater detention per the lake's prior design and construction, no alterations are necessary. The stormwater from the northeast, the school property, will be routed southerly along the eastern property line in a 30 foot wide drainage easement with accommodates a storm sewer and a drainage swale system. Then it will be directed in the same manner westerly, along the southern boundary outletting in a large gabion mattress near the lake where the internal storm sewers outlet. Easements are provided on the private lots for the drainage easements and the gabion mattress and outlet structures will be on platted Outlot 109. Outlot 109 will be the responsibility of the Conway Farm POA with Village interest.

Where a storm sewer runs between lots 102 and 103 a 20' access easement limited to drainage and maintenance has been shown. This is not public access but will provide the POA and Village with a route from right of way to the lake outlots. Structures, trees, and anything that interferes with large equipment access will be prohibited. Covenants corresponding to this easement will reiterate the limitations of the property owner.

POLICE AND FIRE PROTECTION: The Village of Mahomet Police Department currently provides police protection to this site and is approximately 1.7 miles from the police station. This property is within the Cornbelt Fire Protection District and is approximately 1.8 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. The petitioner submitted a Final Plat to the Village for review and approval. Staff identified some minor modifications to the Final Plat and forwarded them to the developer's engineer as technical comments. Subject to revisions, the Final Plat appears to meet the technical requirements of the Village Subdivision Ordinance. The petitioner also submitted, an Owner's Certificate, and other supporting documents. Village staff reviewed the materials and identified a few minor modifications. Subject to the revisions, the documents appear to meet the technical requirements of the Village Subdivision Ordinance.

WAIVER REQUEST: A waiver of the preliminary plat approval process has been requested by the petitioner due to the minimal size and simplicity of this phase. A new preliminary plat for this phase would be required since Roberto Road will now be changed to end in a cul-de-sac instead of a through street. Staff recommended the petitioner request this waiver to simplify the approval process of this limited phase.

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

SUMMARY: A recommendation to the BOT by the PZC related to the approval of the final plat is requested by the developer. A draft resolution is enclosed for consideration by the 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

Conway Farm Subdivision Phase 5 - Final Plat



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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mi

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



FINAL PLAT CONWAY FARM SUBDIVISION PHASE 5

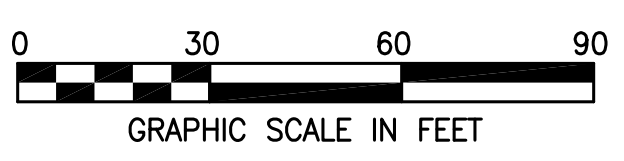
AN ADDITION TO THE VILLAGE OF MAHOMET,
CHAMPAIGN COUNTY, ILLINOIS
PART OF W 1/2 AND W 1/2, E 1/2 OF SEC. 23,
T. 20 N., R. 7 E., 3rd. P.M.

OWNER / SUBDIVIDER:
DARRIN M PETERS
VERTICAL TOWER PARTNERS, LLC
1107 S. DIVISION ST.
MAHOMET, IL 61853
217-353-5115

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

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

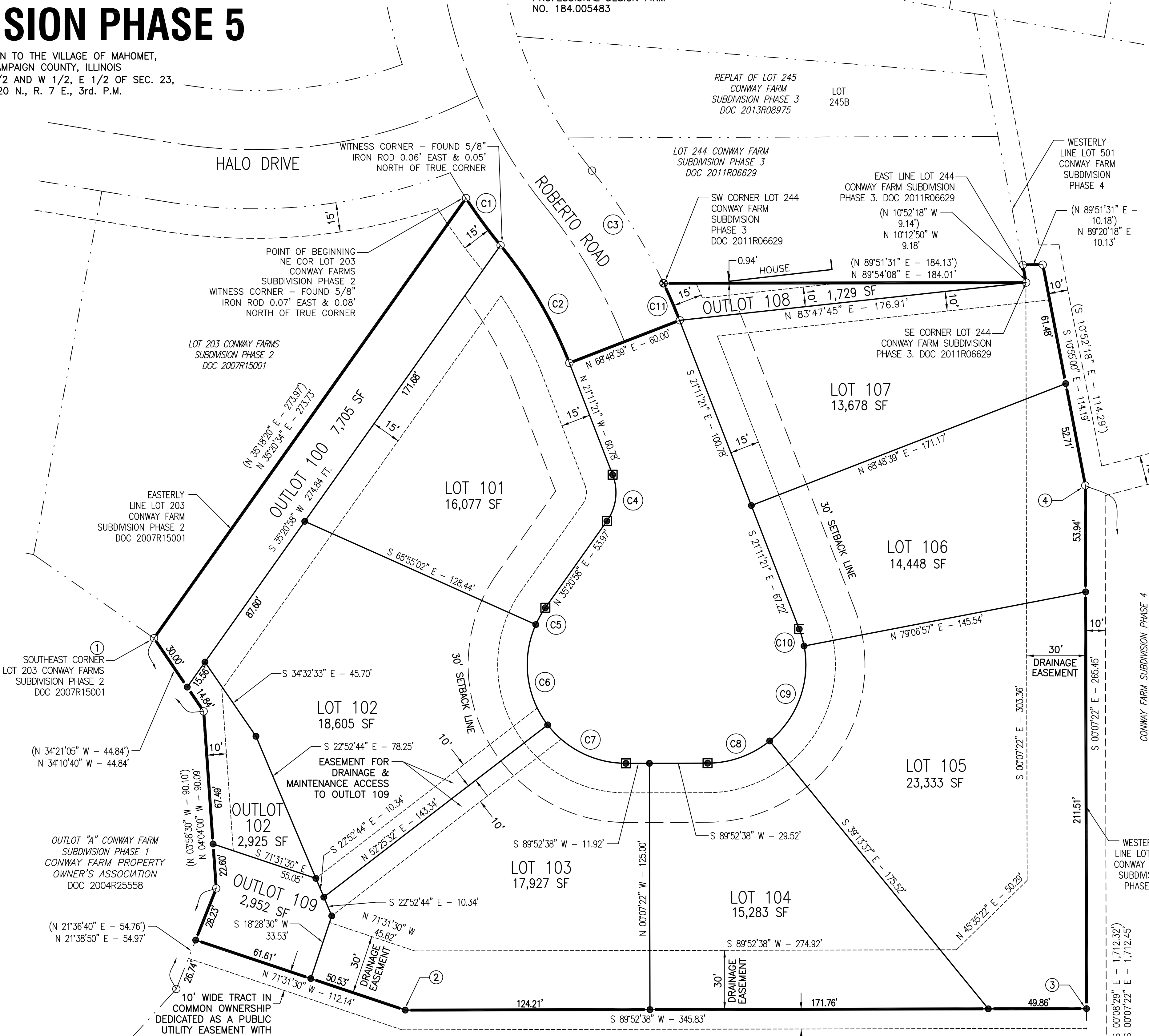
RETURN TO:
BKB ENGINEERING, INC.
301 N. NEIL ST., SUITE 400
CHAMPAIGN, IL 61820
(217) 531-2971 OFFICE
(217) 531-2211 FAX



- LEGEND**
- BOUNDARY OF PLAT
 - PROPOSED LOT LINE
 - - - EXISTING LOT LINE
 - - - BUILDING SETBACK LINE
 - - - PROPOSED PUBLIC UTILITY EASEMENT (UNLESS OTHERWISE NOTED)
 - - - EXISTING PUBLIC UTILITY EASEMENT
 - - - 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)

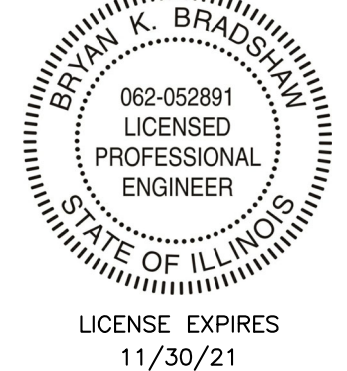
- NOTES:**
- ALL BEARINGS SHOWN ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83 (2011).
 - FRONT YARD, REAR YARD AND SIDE YARD SETBACKS FOR ALL LOTS WITHIN ALL ZONING DISTRICTS SHALL BE IN ACCORDANCE WITH THE VILLAGE OF MAHOMET, ILLINOIS ZONING ORDINANCE.
 - THE SUBDIVISION IS LOCATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF MAHOMET, ILLINOIS.
 - THE PROPERTY COVERED BY THIS SUBDIVISION IS LOCATED WITHIN THE FLOOD HAZARD AREA ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (PANEL NO. 17019C0267D, DATED 10/2/13).
 - 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.
 - A PUBLIC UTILITY AND DRAINAGE EASEMENT IS DEDICATED OVER THE ENTIRETY OF OUTLOT 109.
 - NO INDEPENDENT SEARCH OF EASEMENT WAS PERFORMED.
 - FIELDWORK FOR THIS SUBDIVISION WAS PERFORMED IN APRIL 2020.

CURVE TABLE				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	29.67' (29.72')	280.00' (280.00')	S36° 12' 34"E (S36° 15' 32"E)	29.66' (29.71')
C2	69.50' (69.55')	220.00' (220.00')	S30° 21' 13"E (S30° 14' 36"E)	69.21' (69.26')
C3	67.92' (67.96')	280.00' (280.00')	N32° 25' 15"W (N32° 20' 45"W)	67.75' (67.80')
C4	24.67'	25.00'	S7° 04' 48"W	23.68'
C5	9.83'	50.00'	S29° 42' 58"W	9.82'
C6	53.81'	50.00'	S6° 44' 45"E	51.25'
C7	45.86'	50.00'	S63° 50' 55"E	44.27'
C8	34.12'	50.00'	N70° 19' 30"E	33.47'
C9	53.81'	50.00'	N19° 56' 40"E	51.25'
C10	8.99'	50.00'	N16° 02' 12"W	8.98'
C11	20.49' (20.55')	280.00' (280.00')	N23° 22' 32"W (N23° 17' 23"W)	20.49' (20.54')



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: _____
DARRIN M. PETERS
VERTICAL TOWER PARTNERS, LLC

STATE PLANE COORDINATE TABLE

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

POINT	NORTHING	EASTING
①	1280453.63	971025.21
②	1280264.90	971152.74
③	1280265.64	971498.57
④	1280531.09	971498.00

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 VERTICAL TOWER PARTNERS, LLC, 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 "CONWAY FARM SUBDIVISION PHASE 5". 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:

BEGINNING AT NORTHEAST CORNER OF LOT 203 IN CONWAY FARM SUBDIVISION PHASE 2, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 2007R15001 IN THE CHAMPAIGN COUNTY RECORDER OF DEEDS OFFICE, BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF ROBERTO ROAD; THENCE SOUTHEASTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE FOR A DISTANCE OF 29.67 FEET ALONG A NON-TANGENTIAL CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 280.00 FEET AND A CHORD OF 29.66 FEET AND CHORD BEARING OF SOUTH 36 DEGREES 12 MINUTES 34 SECONDS EAST; THENCE SOUTHEASTERLY CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE FOR A DISTANCE OF 69.50 FEET ALONG A TANGENTIAL CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 220.00 FEET AND A CHORD OF 69.21 FEET BEARING SOUTH 30 DEGREES 21 MINUTES 13 SECONDS EAST FROM THE CHORD OF THE LAST DESCRIBED ARC TO THE SOUTHERLY LINE OF SAID CONWAY FARM SUBDIVISION PHASE 2; THENCE NORTH 68 DEGREES 48 MINUTES 39 SECONDS EAST ALONG SAID SOUTHERLY LINE OF CONWAY FARM SUBDIVISION PHASE 2 FOR A DISTANCE OF 60.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF ROBERTO ROAD; THENCE NORTHWESTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE OF ROBERTO ROAD FOR A DISTANCE OF 20.49 FEET ON A NON-TANGENTIAL CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 280.00 FEET AND A CHORD OF 20.49 FEET BEARING NORTH 23 DEGREES 22 MINUTES 32 SECONDS WEST FROM THE LAST DESCRIBED COURSE TO THE SOUTHWEST CORNER OF LOT 244 IN CONWAY FARM SUBDIVISION PHASE 3, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 2011R06629 IN THE CHAMPAIGN COUNTY RECORDER OF DEEDS OFFICE; THENCE NORTH 89 DEGREES 54 MINUTES 08 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 244 FOR A DISTANCE OF 184.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT 244; THENCE NORTH 10 DEGREES 10 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 244 FOR A DISTANCE OF 9.18 FEET TO THE WESTERLY LINE OF LOT 501 IN SAID CONWAY FARM SUBDIVISION PHASE 4; THENCE NORTH 89 DEGREES 20 MINUTES 18 SECONDS EAST ALONG SAID WESTERLY LINE OF LOT 501 FOR A DISTANCE OF 10.13 FEET; THENCE SOUTH 10 DEGREES 55 MINUTES 00 SECONDS EAST CONTINUING ALONG SAID WESTERLY LINE OF LOT 501 FOR A DISTANCE OF 114.19 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 22 SECONDS EAST CONTINUING ALONG SAID WESTERLY LINE OF LOT 501 FOR A DISTANCE OF 265.45 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 38 SECONDS WEST FOR A DISTANCE OF 345.83 FEET; THENCE NORTH 71 DEGREES 31 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 112.14 FEET TO THE EASTERLY LINE OF OUTLOT 'A' OF CONWAY FARM SUBDIVISION PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 2004R25558 IN THE CHAMPAIGN COUNTY RECORDER OF DEEDS OFFICE; THENCE NORTH 21 DEGREES 38 MINUTES 50 SECONDS EAST ALONG SAID EASTERLY LINE OF OUTLOT 'A' FOR A DISTANCE OF 28.23 FEET; THENCE NORTH 04 DEGREES 04 MINUTES 00 SECONDS WEST ALONG SAID EASTERLY LINE OF OUTLOT 'A' FOR A DISTANCE OF 90.09 FEET; THENCE NORTH 34 DEGREES 10 MINUTES 40 SECONDS WEST ALONG SAID EASTERLY LINE OF OUTLOT 'A' FOR A DISTANCE OF 44.84 FEET TO THE SOUTHEAST CORNER OF SAID LOT 203; THENCE NORTH 35 DEGREES 20 MINUTES 34 SECONDS EAST ALONG THE EASTERLY LINE OF SAID LOT 203 FOR A DISTANCE OF 273.73 FEET TO THE POINT OF BEGINNING, CONTAINING 3.557 ACRES, MORE OR LESS.

SIGNED AND SEALED THIS 1ST DAY OF JUNE, 2021



BRYAN K. BRADSHAW
ILLINOIS PROFESSIONAL LAND
SURVEYOR NUMBER 3738

FINAL PLAT APPROVAL

THE FINAL PLAT ENTITLED "CONWAY FARM SUBDIVISION PHASE 5" HAS RECEIVED A RECOMMENDATION FOR (APPROVAL) (DISAPPROVAL) BY THE PLAN & ZONING COMMISSION OF MAHOMET, ILLINOIS,

THIS _____ DAY OF _____, 2021.

CHAIRPERSON

THE FINAL PLAT ENTITLED "CONWAY FARM SUBDIVISION PHASE 5" 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

DATE OF PREPARATION: JUNE 1, 2021

A RESOLUTION FOR THE PLAN AND ZONING COMMISSION

**CONCERNING THE FINAL PLAT FOR
CONWAY FARM SUBDIVISION PHASE 5
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 **Conway Farm Subdivision Phase 5** submitted certain documents, including a Final Plat, for review and approval by the Village of Mahomet; and,

WHEREAS, the following waiver from the requirements of the Subdivision Ordinance has been requested by the developer relative to this subdivision:

1. Waiver of the requirement to submit a preliminary plat for approval prior to final plat approval.

WHEREAS, Village staff, Village Engineer and Village Attorney reviewed the Final Plat, waiver request and supporting technical documents for **Conway Farm Subdivision Phase 5** 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 **Conway Farm Subdivision Phase 5** 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 6th day of July, 2021, by the Plan and Zoning Commission of the Village of Mahomet, that:

- A. The Plan and Zoning Commission does hereby recommend **APPROVAL** of the Final Plat for the **Conway Farm Subdivision Phase 5** upon completion of modifications identified by the Village staff and does hereby authorize the Chairman to sign the said Final Plat upon completion of said modifications.
- B. The Plan and Zoning Commission does hereby recommend the following action concerning the requested waiver:

1. **GRANT / DENY** Waiver of the requirement to submit a preliminary plat for approval prior to final plat approval.
- C. The approval of the Final Plat recommended above is further subject to the following conditions:
1. Submission of all supporting documentation in proper form.
 2. The approval of the Final Plat recommended above is further subject to the review and approval of the Final Plat and supporting documents as applicable by other relevant agencies and utility service providers.
 3. In the event that the modifications to the Final Plat are not completed, the outside agency reviews are not completed, all supporting documents are not submitted in final form, or the conditions set forth above are not met within sixty (60) days from the date of approval by the Board of Trustees, the approvals recommended herein shall be null and void.

Chair, Plan and Zoning Commission
Village of Mahomet