



Village of Mahomet

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PLAN AND ZONING COMMISSION

TUESDAY, July 5, 2016

7:00 P.M.

AT THE VILLAGE OF MAHOMET ADMINISTRATIVE OFFICE

AGENDA

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PUBLIC COMMENT:** The Commission welcomes your input. You may address the Commission by completing the information requested on the sign in/oath sheet before the meeting. You may address the Commission at this time on items that are not on the agenda. Please state your name and address and for the record. Please limit your comments to five minutes or less.
4. **REVIEW/APPROVE MINUTES:** May 3, 2016
5. **PUBLIC HEARING**
 - a) NONE
6. **PRELIMINARY DISCUSSION**
 - a) **OMNIBUS TEXT AMENDMENT** – a proposed text amendment altering zoning ordinance regulations including: rearranging the presentation of permitted and conditional uses; renaming zoning districts; updating permitted uses and managing multiple uses on one property; adding drive-through and swimming pool provisions; and making minor technical changes.
7. **ORDINANCES, RESOLUTIONS and MOTIONS (TO BE ACTED UPON)**
 - a) **RESOLUTION CONCERNING THE FINAL PLAT FOR HARVEST EDGE FIRST SUBDIVISION GENERALLY LOCATED EAST OF WHISPER MEADOW SUBDIVISION SOUTH OF SOUTH MAHOMET ROAD -- 43 LOT SINGLE - FAMILY RESIDENTIAL SUBDIVISION**
8. **COMMISSIONER COMMENTS**

NEXT MEETING AUGUST 2, 2016 7:00 P.M.



PLAN AND ZONING COMMISSION
MEETING MINUTES
May 3, 2016

The Plan and Zoning Commission met, Tuesday, MAY 3, 2016 at 7:00 p.m.

Mr. Roloff called the meeting to order.

MEMBERS PRESENT: Steve Briney, Bob Buchanan, Mike Buzicky, Jay Roloff, Abby Heckman, Robert DeAtley, and Earl Seamands.

MEMBERS ABSENT: none

OTHERS PRESENT: Village Administrator Patrick Brown, Community Development Director Kelly Pfeifer, and other interested parties.

PUBLIC COMMENT: There was no public comment.

APPROVAL OF MINUTES:

Heckman moved and Buchanan seconded to approve the minutes for the April 5, 2016 meeting. ROLL CALL, Briney, YES; Buchanan, YES; Buzicky, Abstain; DeAtley, YES; Heckman, YES; Roloff, YES; Seamands, YES Motion Passed.

PUBLIC HEARING: NONE

PRELIMINARY DISCUSSION

RESIDENTIAL CONCEPT IN CONWAY FARMS AREA

Kelly Pfeifer introduced the case and the representatives. The developers discussed the concept and preliminary layout with staff on multiple occasions. But before they go to the expense of proceeding with the preliminary plat, Nate Evans and Nicole Maguire were there to present the concept and get feedback from the Commission on the concept including any issues they had or questions.

Nate Evans explained that the plan is for a very large lot, luxury high end high value residential neighborhood. As a broker and his partner as a home builder, they are finding that there is a market in the Champaign County area for very high value homes by those professionals relocating from larger cities but there is no where it is available.

Privacy potential and existing higher end adjacent homes in Conway Farms provides enables their planned development to complement that while focusing a little more on privacy and luxury. He reported the average lot

size is 1.2 acres with average frontage of 170'. Evans said that this subdivision would be 34 lots on 46 acres with two commons areas. The pathway and sidewalk concept was discussed with staff. They want to make it look like Stone Creek subdivision with landscaped medians with a pathway in lieu of sidewalks adjacent to private property to reinforce the large lot concept. Pfeifer indicated that they are ways to accommodate HOA maintained landscape areas within the ROW via provisions in the recorded Owner's Certificate and Subdivision Covenants.

Roloff asked if they had concerns about the school next to it? Evans said that initially they were and so they discussed those elements like the noise and lighting of athletic fields, including the railroad tracks, with local people and with potential builders. Ball fields with light and noise and the tracks. So they did a lot of homework and talked to a lot of builders as well.

Nate indicated that they are looking to complement the plans for the school as well and already met with Superintendent Johnston about how to create a buffer and separation now that would benefit both areas in the future to help compatibility. They know they have to support bus routes with proper turnarounds given this is one way in for a while. They would like to accommodate a walking trail along the south side of the subdivision to connect with the other side of the railroad tracks should that be done to help get kids to school.

The minimum lot price is intended to be \$125K. The new phases of Thornewood are composed of larger but narrower lots and this would be an alternative for the buyers of higher end homes. They don't think it is a competitor however.

Buchanan asked if South Mahomet Road was supposed to go over the railroad. He recalls that the Area General Plan for Conway included a connection with South Mahomet Road. Pfeifer clarified that was the case but the school purchase required an alternate crossing method. The school dedicated ROW in the southeast corner of its property for the eventual construction of Country Ridge Drive as the crossing.

They discussed the dam and commons area west of the lake. They intend to add to the area and clean it up working with the POA.

DeAtley asked about the lack of sidewalks and inclusion of the pathway in the boulevard. Evans confirmed the desire is to not have sidewalks in front of the lots.

Buzicky stated he liked the plan and the proposal for high end large lots which he does feel there is a market in the area for that. He suspects that the owners on the other side of the lake are supportive. Evans confirmed they are happy with it. Evans said that the limited access doesn't really allow a lot of lots.

Buzicky asked about the buffering with the school. Evans said they are talking about berms and landscaping buffers. Maguire said that builders are always needing a place to place dirt so they can see building it with the excavation of the foundation.

A question was asked about the plans with the landscaping, vegetation along the railroad tracks. Evans said they do not intend to remove much if any.

Seamands said he lives adjacent to the railroad and it does run but not often. The buffer would be good.

DeAtley asked about the connection to the ROW labeled Secretariat. Evans said it is being left open for a future connection but it would not be built. And DeAtley asked if there would be an official entrance and sign like the north part. Evans said no, not at this time. They are reserving the connection but it is a long way off for that connection to be made per Pfeifer.

Briney asked about whether the lots around the lake went to the shoreline or were held back allowing commons area around the lake. They would put perimeter commons to along all residents to move around it.

Seamands and Buchanan asked about the lake capacity. Pfeifer explained that the lake has not be owned by the POA and so they could not maintain it. They will soon have ownership and intend to increase the capacity though the design was well oversized and suspects no problems that it can handle the detention from this subdivision.

Pfeifer indicated that this development concept will require some waivers from requirements to support it and the PZC would be asked to consider those. Without presenting details on specifics now, this discussion is to help them identify whether there is anything in this concept that they would have trouble supporting thus leading to difficulty with the granting of any related waivers.

DeAtley said that this large area could have been done with higher density and put a lot of burden on the roadways in existing Conway. Pfeifer indicated that staff is not concerned about the added traffic from the 34 homes.

DeAtley asked if Cornbelt was going to be consulted. Pfeifer indicated that was a requirement of the subdivision process.

DeAtley asked about mail delivery. Pfeifer indicated that a cluster for all up front is likely to be required but the postmaster could approve curb-side delivery. There is a large commons in the entrance area that can be used for a pull off and set of cluster boxes.

Evans said that he wanted to start moving dirt this summer if possible.

Pfeifer said the next thing PZC sees is the preliminary plat. She reviewed the process and likelihood of the timeline.

Roloff asked the Commission if there were other questions. Seeing none he asked Evans if he got the feedback he wanted. Evans said he did and he appreciated the Commission's time and comments.

Roloff asked if there were any comments from Commissioners. Seeing none he entertained a motion for adjournment.

ADJOURNMENT:

BRINEY MOVED, DEATLEY SECONDED TO ADJOURN THE MEETING AT 7:38P.M. ROLL CALL: ALL YES.

Respectfully,

Kelly Pfeifer

DRAFT



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REPORT TO PLAN AND ZONING COMMISSION Meeting July 5, 2016

FROM: Kelly Pfeifer, Village Planner

PROJECT: OMNIBUS TEXT AMENDMENT – ZONING REGULATIONS

REQUESTED ACTION: PRELIMINARY DISCUSSION

INTRODUCTION: The Plan and Zoning Commission is asked to consider the scope of, concepts in and specific details in the proposed omnibus text amendment prior to the scheduling of a public hearing on it. This amendment includes provisions missing from our current that we have encountered and for which staff desires to set expectations and guidelines; reorganizes information to make things easier to find; makes changes to permitted and conditional uses in various zoning districts; adds a zoning district and changes the names of others; and it also includes minor technical changes. A summary of the changes are below and a draft of the text amendment is attached.

SUMMARY OF CHANGES:

- Addition of definitions (152.002) to support existing and proposed text within the zoning ordinance:
 - CONVENIENCE STORE
 - DRIVE-IN FACILITY
 - DRIVE-THROUGH FACILITY
 - DUPLEX
 - DWELLING, COMMON LOT LINE
 - DWELLING, TOWNHOUSE
 - SWIMMING POOL
 - SWIMMING POOL, PRIVATE
 - SWIMMING POOL, COMMERCIAL
 - RESTAURANT
 - TRAVEL PLAZA OR TRUCK STOP
- Amended definitions (152.002) to provide clarification:
 - ROW HOUSE BUILDING
 - TOWNHOUSE BUILDING
 - ROW HOUSE DWELLING

FENCE

FRONT YARD

- Removed definitions (152.002):

TWO-FAMILY DWELLING

YARD

- Renaming of residential districts to provide consistency and to help avoid confusion.
- Addition of a new district, C-4 Planned Mixed Use District (152.030), to allow for planned mixed use developments containing a creative mix of commercial and residential uses.
- Reorganization – Instead of having the intent of all of the zoning districts in a separate chapter (152.033), all of the intent statements will be moved to the beginning of each district chapter. This will reduce the need to look in multiple locations in the zoning ordinance for district information.
- Reorganization - In the current zoning ordinance, to figure out what uses are allowed within most of the zoning districts you must look to other chapters. The proposed changes to allowed uses eliminates the need to flip back and forth between chapters to determine allowed uses within a district. Also, Staff evaluated the allowed uses within each chapter and made some changes to permitted and conditional uses to better align the allowed uses with the intent of each district. (152.020-152.033)
- Addition of drive-through provisions - The current zoning ordinance does not have specific regulations regarding drive-through facilities. Section 153.053 Standards for Drive-Through Uses has been added to guide future drive-through use development.
- Expansion of fencing regulations, 152.091(E)(3), have been expanded to better clarify the allowed location, height, and finished look allowed fencing.
- Addition of a new section, 152.046 (G), addresses private residential swimming pools. This section provides standards for safety, maintenance, lighting and fencing for pools.

NEXT STEPS:

Based on input at this meeting, staff will place on the agenda next month for further discussion or consider the scheduling of a public hearing depending on feedback and direction from the PZC.

ATTACHMENTS: Proposed text amendment

Add the following definitions alphabetically to **152.002 DEFINITIONS**:

CONVENIENCE STORE. A retail store selling predominantly food items that has a total floor area of the use less than five thousand (5,000) square feet.

DRIVE-IN FACILITY. A building or portion thereof which is designed to provide either wholly or in part, service to customers in vehicles that are parked in a parking space.

DRIVE-THROUGH FACILITY. A building or portion thereof which is designed to provide either wholly or in part, service to customers in vehicles that are stacked in a service lane.

DUPLEX. A structure containing two (2) dwelling units on a single lot.

DWELLING, COMMON LOT LINE. A dwelling unit that adjoins another dwelling unit with a party wall at a common lot line with each single dwelling unit being located on its own separate lot.

DWELLING, TOWNHOUSE. A dwelling unit which is part of a townhouse building.

RESTAURANT. A facility that prepares and sells food directly to consumers for immediate consumption. It does not include facilities that provide food to interstate conveyances, central kitchens, and other similar facilities that do not prepare and serve food directly to consumers.

SWIMMING POOL: A structure, whether at, above, or below grade, designed to hold water that exceeds two (2) feet in depth at any point, which is to be used for recreational, educational or public purposes.

SWIMMING POOL, COMMERCIAL: A swimming pool used or intended to be used for public, semi-public or private swimming by adults or children, or both adults and children, whether or not any charge or fee is imposed upon the adults or children, operated and maintained by any person, whether he be an owner, lessee, operator, licensee or concessionaire, exclusive of a private swimming pool, and includes all structures, appurtenances, equipment, appliances and other facilities appurtenant to and intended for the operation and maintenance of a swimming pool, and also including all swimming pools operated and maintained in conjunction with or by clubs, motels, hotels, homeowner associations and community associations.

SWIMMING POOL, PRIVATE: A swimming pool used or intended to be used solely by an owner or lessee and his/her family, and by friends invited to use it without payment of any fee and which is an accessory use at a private residence or private commercial operation.

TRAVEL PLAZA OR TRUCK STOP. A use primarily engaged in the maintenance, servicing, storage, parking or repair of commercial vehicles, including the sale of motor fuels or other petroleum products, and the sale of accessories or equipment for over-the-road trucks and similar commercial vehicles. A travel plaza or truck stop may also include overnight accommodations, showers, vehicle scales,

restaurant facilities, game rooms, and/or other services and diversions intended mainly for use by truck drivers and interregional travelers.

Change/Remove the following definitions in **152.002 DEFINITIONS** (add underlined text, remove stricken text):

BUILDING, ROW HOUSE. A building which contains a row of ~~two or three~~ or more 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.

BUILDING, TOWNHOUSE. A building that has one-family dwelling units erected in a row as a single building, in which adjoining units are separated by a ~~masonry~~ common wall or walls without openings extending from the basement floor to the roof line, and in which each unit has independent access to the exterior of the building in the ground story, and each building being separated from any other building by space on all sides.

DWELLING, ROW HOUSE DWELLING. A dwelling unit which is part of a row house building.

~~***DWELLING, TWO-FAMILY.*** A building designed for or occupied exclusively by two families.~~

FENCE. ~~An artificially~~ constructed barrier erected as a means of protection or confinement to enclose or screen areas of land.

~~***YARD.*** An open space on the same lot with a building, unobstructed from the ground upward from any human-made structure, except roof overhangs, cornices and ornamental features, and measured as the minimum distance between the lot line and main building.~~

YARD, FRONT. ~~An area yard~~ extending across the front of a lot between the side lot lines, and being the minimum horizontal distance between the right-of-way line and the main building or any projections thereof other than the projections of uncovered porches. On corner lots, the front yard shall be considered as parallel to all streets upon which the lot has frontage.

Rename the following in **152.005 DISTRICTS**:

152.005 (A)(3) ~~RS Residential Suburban District~~ R-1A Single-Family Residential District;

152.005 (A)(4) ~~R-1 Residential, Single-Family District~~ R-1B Single-Family Residential District;

152.005 (A)(5) ~~RJ Residential Urban District~~ R-1C Single-Family Residential District;

152.005 (A)(6) ~~R-2 Residential, Two-Family District~~ R-2 Two-Family Residential District;

152.005 (A)(7) ~~R-3 Residential, Multiple-Family District~~ R-3 Multiple-Family Residential District;

152.005 (A)(13 14) ~~F Forest Preserve District~~ FP Forest Preserve District

The following sections shall be amended to reflect the renamed/added districts, along with any other applicable sections: 152.005(D), 152.022, 152.023, 152.024, 152.025, 152.026, 152.029, 152.032, 152.046(A), 152.046(F)(1) and (F)(3), 152.071(C)(2),(C)(3) and (D), 152.077, 152.090

Add the following new district in **152.005 DISTRICTS**:

152.005 (A)(11) C-4 Planned Mixed Use District

Remove **152.033 INTENT OF DISTRICTS** in its entirety.

The following text (from removed section 152.033 and new text) shall be added (add underlined text, remove stricken text) to each applicable district regulation section as stated below:

152.020 *AG AGRICULTURAL DISTRICT.*

The primary purpose of the AG Agriculture District is to provide for limited areas of agricultural activity and for activities associated with a rural setting.

152.021 *AC CONSERVATION DISTRICT.*

The primary purpose of the AC Conservation District is to provide for recreational and conservation uses. Some commercial recreational uses are also allowed. This AC District is intended to be utilized primarily for parks or other similar facilities. This AC District is also intended to be established within floodplain areas along rivers and streams.

152.022 ~~*R-1A SINGLE- FAMILY RESIDENTIAL DISTRICT*~~ *RS RESIDENTIAL SUBURBAN DISTRICT.*

The primary purpose of the R-1A Single-Family Residential District ~~RS Residential Suburban District~~ is to provide for detached single-family dwellings with related uses on larger sized lots within a low density setting.

152.023 ~~*R-1B SINGLE- FAMILY RESIDENTIAL DISTRICT*~~ *R-1 RESIDENTIAL, SINGLE-FAMILY DISTRICT.*

The purpose of the R-1B Single-Family Residential District ~~R-1 Residential, Single Family District~~ is to provide for detached single-family dwellings with related uses on standard sized lots. The R-1B R-1 District is intended to be the primary district customarily used for single-family residential uses under most situations.

152.024 ~~*R-1C SINGLE- FAMILY RESIDENTIAL DISTRICT*~~ *RU RESIDENTIAL URBAN.*

The purpose of the R-1C Single-Family Residential District ~~RU Residential Urban District~~ is to provide for detached single-family dwellings with related uses on moderately sized lots. The R-1C RU District is intended to be utilized under limited circumstances as a transitional area between more intensive residential or commercial uses and less intensive single-family residential uses.

152.025 ~~*R-2 TWO- FAMILY RESIDENTIAL DISTRICT*~~ *R-2 RESIDENTIAL TWO-FAMILY DISTRICT.*

The primary purpose of the ~~R-2 Two-Family Residential District~~ ~~R-2 Residential Two-Family District~~ is to provide for single-family attached homes (~~zero common lot line homes~~) and ~~two-family dwellings (duplexes)~~ along with related and accessory uses. These areas may include limited single-family uses and may serve as a transitional area between more intensive residential or commercial uses and less intensive single-family residential uses.

152.026 ~~R-3 MULTIPLE-FAMILY RESIDENTIAL DISTRICT~~ ~~R-3 RESIDENTIAL MULTIPLE-FAMILY DISTRICT.~~

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

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

The primary purpose of the C-1 Neighborhood Commercial District is to provide for the development of convenience shopping and personal service needs of surrounding residential neighborhoods. This C-1 District is intended to allow freestanding office buildings and institutional/office types of uses. The C-1 District is intended as a low intensity commercial district.

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

The primary purpose of the C-2 General Commercial District is to provide for a wide range of retail, service, mixed, office and commercial uses. The C-2 District is intended as a moderate intensity commercial district for uses serving a community wide trade area.

152.029 ~~C-3 PLANNED COMMERCIAL DISTRICT.~~

The primary purpose of the C-3 Planned Commercial District is to provide for a wide range of retail, service, office and commercial uses in a planned development setting. The C-3 District is intended to promote creative and quality developments while allowing for a mix of uses not normally considered acceptable without site specific restrictions. The C-3 District is intended as a moderate intensity commercial District for uses serving a community wide trade area.

152.030 C-4 PLANNED MIXED USE DISTRICT.

The primary purpose of the C-4 Planned Mixed Use District is to provide for a wide range of residential, retail, service, office and commercial uses in a planned development setting. The C-4 District is intended to promote creative and quality developments while allowing for a mix of uses not normally considered acceptable without site specific restrictions. The C-4 District is intended as a moderate intensity District for uses serving a community wide trade area.

~~152.030~~ 152.031 I-1 PLANNED INDUSTRIAL DISTRICT.

The primary purpose of the I-1 Planned Industrial District is to provide a mix of commercial and light industrial uses in a planned campus setting. Typical uses include large scale businesses, low impact manufacturing, distribution centers and other similar uses in a business park setting.

~~152.031~~ 152.032 I-2 GENERAL INDUSTRIAL DISTRICT.

The primary purpose of the I-2 General Industrial District is to provide for the development of a mix of higher intensity commercial and moderate intensity industrial uses. These uses may produce significant

off-site impacts. It is intended that other districts serve as transitional areas between this district and residential uses.

~~152.032~~ 152.033 FP FOREST PRESERVE DISTRICT

The primary purpose of the FP Forest Preserve District is to accommodate the Champaign County Forest Preserve District lands annexed to the Village of Mahomet so as to not apply restrictions beyond those as unincorporated territory.

Change/remove the following text under **152.020 AG AGRICULTURE DISTRICT** (add underlined text, remove stricken text):

- 152.020 (A) (8) Greenhouse or nursery.
- (9) ~~Railroad rights of way; and~~

Change/remove the following text under **152.021 AC CONSERVATION DISTRICT**:

- 152.021 (A) (3) ~~Golf course;~~
- (3) Cemetery;
- (4) Woodland preservation;
- (5) Wildlife habitat or fish hatchery. ; ~~and~~
- (7) ~~Railroad right of way.~~
- 152.021 (B) (2) Privately operated outdoor recreational facility, including riding stable, lake, swimming pool, and tennis court ~~and golf course~~ on site of not less than five acres;

Change/remove the following text under **152.022 R-1A SINGLE FAMILY RESIDENTIAL DISTRICT RS Residential Suburban District** (add underlined text, remove stricken text):

- 152.022 (A) (7) ~~Railroad right of way;~~
- (8) ~~Medical clinics; and~~
- (6) Community Living Facility Dwelling, Category I.

Change/remove the following text under **152.023 R-1B SINGLE FAMILY RESIDENTIAL DISTRICT R-1 Residential, Single Family District** (add underlined text, remove stricken text):

- 152.023 (A) Permissive uses: ~~any permissive use of the RS District.~~
- (1) Single-family dwelling;

- (2) Public park or playground;
- (3) Church;
- (4) 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;
- (5) Golf course;
- (6) Large-scale residential development;
- (7) Community Living Facility Dwelling, Category I.

Change/remove the following text under **152.024 R-1C SINGLE FAMILY RESIDENTIAL DISTRICT R-U Residential Urban District** (add underlined text, remove stricken text):

- 152.024(A) ~~(7) Railroad right of way; and~~
- (8) Community living facility dwelling, Category I.

Change/remove the following text under **152.025 R-2 TWO-FAMILY RESIDENTIAL DISTRICT R-2 Residential Two-Family District** (add underlined text, remove stricken text):

152.025(A) Permissive uses:

- ~~(1) Any permissive use of the RS District;~~
- (1) Single-family dwelling;
- (2) Duplex Two-family dwelling;
- (3) Common Lot Line dwelling;
- ~~(3) Row house dwelling for not more than two families; and~~
- (4) Community Living Facility Dwelling, Category I;
- (5) Community Living Facility Dwelling, Category II;
- (6) Public park or playground;
- (7) Church;
- (8) 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;

(9) Golf course;

(10) Large-scale residential development.

152.025(B) ~~(5) Townhouses of up to five units; or three- or four-family dwelling; or row house dwelling; where the area being developed is one-half acre in area or larger;~~

Change/remove the following text under **152.026 R-3 MULTIPLE-FAMILY RESIDENTIAL DISTRICT R-3 Residential Multiple-Family District** (add underlined text, remove stricken text):

152.026(A) Permissive uses:

~~(1) Any permissive use of the R-2 District;~~

(1) Single-family dwelling;

(2) Duplex;

(3) Common Lot Line dwelling;

(4) Multiple-family dwelling;

(5) Townhouse;

(6) Row house dwelling;

(7) Community Living Facility Dwelling, Category I;

(8) Community Living Facility Dwelling, Category II;

(9) Community Living Facility Dwelling, Category III; and

(10) Assisted living retirement community;

(11) Public park or playground;

(12) Church;

(13) 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;

(14) Golf course;

(15) Large-scale residential development.

Change/remove the following text under **152.027 C-1 NEIGHBORHOOD COMMERCIAL DISTRICT** (add underlined text, remove stricken text):

152.027 C-1 NEIGHBORHOOD COMMERCIAL DISTRICT.

(A) Permissive uses:

- ~~(1) Any nonresidential permissive use of the R-3 District;~~
- (1) Community Living Facility Dwelling, Category I;
- (2) Community Living Facility Dwelling, Category II;
- (3) Community Living Facility Dwelling, Category III;
- (4) Public park or playground;
- (5) Church;
- (6) 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;
- (7) Golf course;
- ~~(2) Automobile parking lot, storage lot or parking garage;~~
- (8) Bank or financial institution;
- (9) Dressmaking, tailoring, shoe repairing, repair of household appliances and bicycles, catering, ~~donut/bakery shop~~ and other uses of a similar character;
- (10) Mortuary or funeral home;
- (11) Office or office buildings;
- (12) Personal service uses including barber shop, beauty parlor, photographic or art studio, ~~messenger, taxicab,~~ newspaper, florist, laundry service ~~or dry cleaning,~~ and other uses of a similar character;
- (13) Private school;
- (14) General merchandise retail store, in connection with which there shall be no slaughtering of animals or poultry, nor commercial fish cleaning and processing on the premises;
- ~~(9) Theater, not including drive-in theater;~~
- (15) Restaurants, cafeterias, bars and taverns, donut/bakery shop and other uses of a similar character, not including drive-in or drive-through or quick service establishments;
- ~~(12) Self-service laundry or cleaning establishment;~~
- ~~(13) Campgrounds;~~

- (16) Convenience store;
- ~~(15) Video rental store;~~
- (17) Property rental or real estate agency;
- (18) Computer and personal electronics sales and repair;
- ~~(18) Public building erected by any governmental agency;~~
- (19) Private indoor recreational or fitness facility;
- (20) Specialty retail store, such as apparel, jewelry, book, shoe, stationary, antique and other similar stores;
- (21) Assisted living retirement community;
- (22) Dwelling, when located with any permissive use of the C-1 district;
- (23) Chiropractic, eye, or dental clinic;
- (24) Day care center;
- (25) Mixed-use commercial development, of permissive uses within the C-1 district.

(B) Conditional uses:

- ~~(1) Dwelling, when located on the second story or above any permissive use~~ when located with any approved conditional use of the C-1 district;
- (2) Automobile service station or gas station;
- (3) General service and repair establishments, including dyeing or cleaning works ~~or laundry,~~ plumbing and heating, printing, painting, upholstering or appliance repair;
- (4) Motel and hotel;
- (5) Medical, ~~chiropractic or dental~~ clinic;
- (6) Private club or lodge;
- ~~(7) Day care center;~~
- (7) Public utility substation;
- (8) Mixed-use commercial development, which includes any approved conditional use within the C-1 district;
- (9) Drive-through or Drive-in facility ~~or quick service restaurant,~~ see standards in 152.053;
- (10) Automobile/boat/RV/motorcycle/ vehicle sales building/lot;
- (11) Garden store ~~or flower shop;~~
- (12) Shopping center;

- (13) Micro-brewery;
- (14) Theater, not including drive-in theater;
- (15) Automobile parking lot, storage lot or parking garage;
- (16) Campgrounds;
- (17) Public building erected by any governmental agency;
- (18) Dwelling, when located with any approved conditional use within the C-1 district.

Change/remove the following text under **152.028 C-2 GENERAL COMMERCIAL DISTRICT** (add underlined text, remove stricken text):

152.028 C-2 GENERAL COMMERCIAL DISTRICT.

(A) Permissive uses:

- ~~(1) Any non-residential permissive use of the C-1 District;~~
- (1) Assisted living retirement community;
- (2) Public park or playground;
- (3) Church;
- (4) 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;
- (5) Golf course;
- (6) Bank or financial institution;
- (7) Dressmaking, tailoring, shoe repairing, repair of household appliances and bicycles, catering, and other uses of a similar character;
- (8) Mortuary or funeral home;
- (9) Office or office buildings;
- (10) Personal service uses including barber shop, beauty parlor, photographic or art studio, newspaper, florist, laundry service, and other uses of a similar character;
- (11) Private school;
- (12) General merchandise retail store, in connection with which there shall be no slaughtering of animals or poultry, nor commercial fish cleaning and processing on the premises;

(13) Restaurants, cafeterias, bars and taverns, donut/bakery shop and other uses of a similar character;

(14) Computer and personal electronics sales and repair;

(15) Private indoor recreational or fitness facility;

(16) Specialty retail store, such as apparel, jewelry, book, shoe, stationary, antique and other similar stores;

(17) Automobile service station or gas station;

(18) Bowling alley or billiard parlor;

(19) Business, commercial or trade school;

(20) Dancing or music academy;

(21) Display and salesroom;

(22) Frozen food locker;

(23) Hotel or motel;

(24) Laboratory, research, experimental or testing;

(25) Milk distributing station;

(26) ~~Public garage, Automobile repair shop, or vehicle parking lot;~~

(27) Radio or television broadcasting station or studio;

(28) Property rental or real estate agency;

(29) Veterinarian or animal hospital/clinic;

(30) Used or new car, trailer or boat sales or storage lot;

(31) Dyeing, cleaning, laundry, printing, painting, plumbing, tin-smithing, tire sales and service, upholstery and other general service or repair establishment of similar character. Not more than 10% of the lot or tract occupied by the establishment shall be used for the open and unenclosed storage of materials or equipment;

(32) Grocery store;

(33) Packaged food storage and/or distribution center;

(34) Drive-through or Drive-in facility ~~or quick service restaurant,~~ see standards in 152.053;

(35) Pet care or grooming;

(36) Automobile/vehicle sales building/lot;

(37) Medical, chiropractic, eye, or dental clinic;

(38) Check-cashing or short term loan service;

- (39) Heating and air conditioning sales and service;
- (40) Mail order business;
- (41) Theater, not including drive-in theater;
- ~~(26) Bus station/taxi terminal;~~
- (42) Private club or lodge;
- (43) Car wash;
- (44) Convenience store with or without gasoline sales;
- (45) Shopping center;
- (46) Automobile parking lot, storage lot or parking garage;
- (47) Mixed-use commercial development, of permissive uses within the C-2 district.

(B) Conditional uses:

- (1) Farm implements, sale and repair;
- (2) Farm store or feed store, including accessory storage of liquid or solid fertilizer;
- (3) Drive-in theater;
- (4) Lumberyard and building materials storage or sales;
- (5) Bakery for off-site sales;
- (6) Bottling works;
- (7) Wholesale equipment or warehouse in a completely enclosed building;
- (8) ~~Truck~~ Taxi or bus terminal;
- (9) Greenhouse incidental to retail sale;
- (10) Public utility substation;
- ~~(11) Shopping center;~~
- (11) Mixed-use commercial development, which includes any approved conditional use within the C-2 district;
- (12) Self-service storage or mini-warehouse facility;
- (13) Towing service;
- (14) Woodworking shop;
- (15) Pet shop or kennel;
- (16) Day care center;

- (17) Laboratory;
- (18) Hospital;
- (19) Travel Plaza or Truck stop;
- (20) Mobile or modular home sales lot;
- (21) Landscaping contractor/business;
- (22) Commercial outdoor recreation;
- (23) Micro-brewery;
- (24) Dwelling, when located with any use of the C-2 district.

Add/remove the following text under **152.029 C-3 PLANNED COMMERCIAL DISTRICT** (add underlined text, remove stricken text):

- (A) ~~The development shall have a minimum of five acres.~~
- (B) ~~Conditional uses:~~
- (A) Planned Commercial developments are subject to review and approval of the following criteria:
 - (1) ~~Any~~ ~~The~~ Commercial Development may, upon approval by the Village, consist of any of the permissive or conditional uses of the C-1 or C-2 zoning districts. Minimum lot area, yard, height and accessory uses shall be determined by the requirements and procedures set out below, which shall prevail over conflicting requirements of this chapter or the Subdivision Ordinance;
 - (2) Before the land is used or any building erected or used for any of the above purposes, a preliminary plan and a final plan shall be approved by the Board of Trustees for all contiguous property within this district in any one location. The review process for the preliminary and final plan shall follow all applicable procedures, standards and requirements of the Village Subdivision and Development Ordinances as determined by the Plan and Zoning Commission;
 - (3) The development plans shall be prepared by and have the seal of an architect and/or engineer duly registered to practice in this state. No building permit shall be issued until a final plat of the proposed development is approved and recorded;
 - (4) The Plan and Zoning Commission shall review the conformity of the proposed development with the standards of the official Village Plan and recognized principles of civic design, land use planning and landscape architecture. The Commission may impose conditions regarding the layout, circulation and performance of the proposed development and may require that appropriate deed restrictions be filed enforceable by the Village. A plat of development shall be recorded regardless of whether a subdivision is proposed and the plat shall show building lines, common land, streets, easements and other applicable features required by the ordinance regulating the subdivision of land;

- (5) The Commission may hold one or more public hearings on the development plans. The recommendations of the Commission shall be forwarded to the Board of Trustees who shall approve or disapprove the action of the Commission with or without modification and after public hearing. After approval by the Board and after any required restrictions are in effect, the Building Inspector may issue permits enabling the approved final development plan to be carried out;
 - (6) From time to time the proponents may make minor changes in the approved final plan so long as the changes have been approved by the Plan and Zoning Commission or upon denial of approval by the Plan and Zoning Commission, with the approval of the Board of Trustees. What constitutes a "minor" change will be determined at the sole discretion of the Plan and Zoning Commission. No building permit or occupancy permits shall be issued for any building or use that is not in accordance with an approved final plan; and
 - (7) The final plan may be used as the plan required to obtain an occupancy or building permit, except that it shall also show the use or types of uses to be accommodated in each building or portion thereof in addition to the other requirements of the Village Subdivision or Development Ordinances.
- (B) Planned Development Fee. The applicant must pay a fee, as determined from time to time by resolution of the Village Board of Trustees, prior to any hearing for the requirements of a Planned Development.

Add the following text under new district **152.030 C-4 PLANNED MIXED USE DISTRICT** (add underlined text):

- (A) Planned Mixed Use developments are subject to review and approval of the following criteria:
 - (1) Any proposed commercial areas must follow the requirements as set forth in section 152.029 Planned Commercial District.
 - (2) Any proposed residential areas must follow the requirements as set forth in section 152.045 Large Scale Residential Developments, with the exception of the minimum development area, 152.045 (A)(1).
 - (3) Planned Development Fee. The applicant must pay a fee, as determined from time to time by resolution of the Village Board of Trustees, prior to any hearing for the requirements of a Planned Development.

Renumber ~~152.030~~ **152.031 PLANNED INDUSTRIAL DISTRICT** (add underlined text, remove stricken text).

Add/remove the following text under ~~152.031~~ **152.032 I-2 GENERAL INDUSTRIAL DISTRICT** (add underlined text, remove stricken text):

- (A) Permissive uses:
 - ~~(1) Any permissive use of the C-2 District;~~

- (1) Assisted living retirement community;
- (2) Public park or playground;
- (3) Church;
- (4) 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;
- (5) Dressmaking, tailoring, shoe repairing, repair of household appliances and bicycles, catering, and other uses of a similar character;
- (6) Mortuary or funeral home;
- (7) Office or office buildings;
- (8) Private school;
- (9) General merchandise retail store;
- (10) Private indoor recreational or fitness facility;
- (11) Automobile service station or gas station;
- (12) Bowling alley or billiard parlor;
- (13) Business, commercial or trade school;
- (14) Dancing or music academy;
- (15) Display and salesroom;
- (16) Frozen food locker;
- (17) Hotel or motel;
- (18) Laboratory, research, experimental or testing;
- (19) Distribution or Warehousing operations;
- (20) Automobile repair shop;
- (21) Radio or television broadcasting station or studio;
- (22) Veterinarian or animal hospital/clinic;
- (23) Pet shop or Kennel;
- (24) Used or new vehicle, trailer or boat sales or storage;
- (25) Dyeing, cleaning, laundry, printing, painting, plumbing, tin-smithing, tire sales and service, upholstering and other general service or repair establishment of similar character. Not more than 10% of the lot or tract occupied by the establishment shall be used for the open and unenclosed storage of materials or equipment;

- (26) Packaged food storage and/or distribution center;
- (27) Heating and air conditioning sales and service;
- (28) Theater, not including drive-in theater;
- (29) Car wash;
- (30) Convenience store with or without gasoline sales;
- (31) Automobile parking lot, storage lot or parking garage;
- ~~(48) Wholesale merchandising or storage warehouses;~~
- (32) Automobile repair garages, but no auto junk yards;
- ~~(50) Truck terminals;~~
- (33) Farm machinery and equipment sales and repair;
- (34) General service and repair establishments including dyeing and cleaning works or laundry, plumbing and heating, printing, painting, upholstering, tinsmithing or appliance repair shop;
- ~~(53) Compounding of cosmetics, toiletries, drugs and pharmaceutical products;~~
- (35) Manufacture or assembly of medical and dental equipment, drafting, optical and musical instruments, watches, clocks, toys, games and electrical or electronic apparatus;
- (36) Manufacture or assembly of boats, bolts, nuts, screws, and rivets, ornamental iron products, firearms, electrical appliances, tools, dyes, machinery and hardware products;
- (37) Manufacture or storage of food products including beverage blending or bottling, bakery products, candy manufacture, fruit and vegetable processing and canning, packing and processing of meat and poultry products, but not slaughtering of poultry or animals;
- (38) Manufacture of rugs, mattresses, pillows, quilts, millinery, hosiery, clothing and fabrics and printing and finishing of textiles and fibers into fabric goods;
- (39) Manufacture of boxes, crates, furniture, baskets, veneer and other wood products of a similar nature;
- (40) Generally those manufacturing uses similar to those listed in divisions (A)(1) through (12) above which do not create any more danger to health and safety in surrounding areas, and which do not create any more offensive noise, vibration, smoke, dust, lint, odors, heat or glare than that which is generally associated with the light industries of the type specifically permitted;
- (41) Commercial outdoor recreation, general;
- (42) Communication tower;
- (43) Travel Plaza or Truck Stop.

(B) Conditional uses:

- (1) Automobile wrecking and storage;
- (2) Salvage or junk yard;
- (3) Fertilizer manufacture (from organic matter);
- ~~(4) Garbage offal or dead animal reduction or dumping;~~
- (5) Petroleum products terminal;
- ~~(6) Stockyards or slaughter of animals;~~
- (7) Wholesale storage of gasoline;
- (8) Public utilities substation; ~~and~~
- (9) Commercial outdoor recreation, concentrated;
- (10) Mixed-use development.

Renumber ~~152.032~~ 152.033 **FP FOREST PRESERVE DISTRICT** (add underlined text, remove stricken text).

Add the following new section **152.053 STANDARDS FOR DRIVE-THROUGH USES:**

152.053 STANDARDS FOR DRIVE-THROUGH USES

- (A) A specific land parcel, to be developed with such uses as a drive-through financial institution, drive-through car wash, drive-through restaurant, or similar use that requires a continuous flow of one-way traffic onto and off of the site, which has frontage with less than two (2) access drives per frontage, may require one-way traffic around the site, provided one access drive is for entrance only and one access drive is for exit only. These exceptions will apply unless otherwise prohibited by a subdivision plat.
- (1) Order boxes and drive-through stacking lanes are prohibited in the front yard, provided that if the property is a corner lot, the prohibition shall apply only to the front yard along the street with the higher traffic volume classification.
 - (2) No drive-up window or order box shall be located on the front façade of the building, provided that if the property is a corner lot, the prohibition shall only apply to the front façade facing the street with the higher traffic volume classification.
 - (3) Drive-through facilities shall provide a stacking lane for the stacking of automobiles waiting to drive through the facility. The space directly adjacent to the drive-up window is considered a stacking space. Each stacking space for automobiles shall be nine (9) feet in width and twenty (20) feet in length. Such stacking lanes shall not include any portion of any access aisles or driveway for off-street parking lots and shall not encroach in any front yard.
 - (4) Drive-through restaurants shall provide a minimum of eight (8) stacking spaces in the required stacking lane per pick-up window.
 - (5) All other drive-through uses, including but not limited to, car washes, dry cleaners, financial institutions, and automatic teller machines, shall provide a minimum of four (4) stacking spaces per drive-up window.

- (6) This requirement shall not be applied to service/gas stations, except to those which have drive-through car washes. Only the car wash portion of the use shall be subject to the stacking requirement.
- (7) The Village Planner may reduce the required number of stacking spaces by up to two (2) spaces.
- (8) Drive-through facilities shall be required to submit a site plan for review and approval by the Village.

Remove and replace the following text under **152.091(E)(3) FENCE, HEDGE, OR WALL** (add underlined text, remove stricken text):

~~(E)(3) An ornamental fence, hedge or wall not more than four feet in height may project into or enclose any required front yard or required side yard between the right-of-way line and the front yard setback line, except on a corner lot. On a corner lot, the visibility triangle requirements set forth in § 152.050(A) shall also be applicable. Ornamental fences or walls may project into or enclose side or rear yards provided the fences and walls do not exceed a height of six feet in residential districts and eight feet in commercial or industrial districts.~~

(E)(3) Fence, hedge or wall.

- (a) Fences, hedges or walls not more than four feet in height may project into or enclose any front yard between the right-of-way line and the established front yard setback line, except on a corner lot. Fences that project into or enclose any front yard must not be more than 50 percent (50%) opaque.
- (b) On a corner lot, the visibility triangle requirements set forth in §152.050(A) shall also be applicable.
- (c) Fences or walls may project into or enclose side or rear yards provided the fences and walls do not exceed a height of six feet in residential districts and eight feet in commercial or industrial districts.
- (d) Fences or walls may be allowed along interstate or railroad right-of-way, with approval of the Village Planner, provided the fence or wall does not exceed a height of eight feet.
- (e) Fences that project into any required yard must be constructed so that the finished side of the fence faces neighboring properties.
- (f) Electrical fences, barbed wire, and spikes are prohibited in all residential districts.

Add the following new text under section **152.046 ACCESSORY BUILDINGS AND USES:**

152.046 (G) Private Swimming Pools.

(1) Permit. A building permit is required for any private swimming pool, exclusive of portable swimming pools with a diameter less than twelve (12) feet or with an area of less than one hundred (100) square feet. ***or exclusive of portable swimming pools with a depth of three (3) feet or less***

(2) Maintenance. Swimming pools, spas and hot tubs shall be maintained in a sanitary condition, in good repair, and shall not contain stagnant water.

(3) Lighting. Illumination of such pools shall be limited to underwater lighting.

(4) Pool Enclosure. For the protection of the general public, any swimming pool greater than 3 feet in depth shall be enclosed by a fence not less than 6 feet in height above grade level. Fencing gate(s) shall be of a self-closing and latching type, with the latch on the inside of the gate not readily accessible for children to open. No existing pool enclosure shall be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier.



Village of Mahomet

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

REPORT TO PLAN AND ZONING COMMISSION Meeting July 5, 2016

FROM: Kelly Pfeifer, Village Planner
PROJECT: HARVEST EDGE FIRST SUBDIVISION
REQUESTED ACTION: Approval of Final Plat

INTRODUCTION: The Plan and Zoning Commission is asked to consider a Final Plat for the Harvest Edge First Subdivision. The Final Plat has been submitted in accordance with the standard procedures set forth in the Mahomet Subdivision Ordinance. Staff review of the Final Plat is nearly complete.

BACKGROUND: The Board of Trustees approved the Preliminary Plat for six (6) phase Harvest Edge Subdivision in September, 2015 after the PZC adopted a resolution recommending approval and the approval of the Area General Plan for said subdivision. The first phase was granted waivers with that Preliminary Plat approval. The Board of Trustees approved the construction plans for this first phase in October 2015.

LOCATION / SITE DESCRIPTIONS: Proposed Harvest Edge First is for a 43 lot, 18 acre first phase adjacent to existing Whisper Meadow with an (in/e)gress on South Mahomet Road that stubs Country Ridge Drive, a collector road, and includes a detention area.

The site is located at the southwest corner or bend of the "intersection" of South Mahomet Road and 425E.

LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Current Zoning</u>
On-Site	Vacant, agricultural	R-1 Single- Family Residential
North	Church	RS Residential Suburban
South	Vacant, agricultural	County
East	Vacant, agricultural	County
West	Residential	R-1 Single-Family Residential

CONFORMANCE TO COMPREHENSIVE PLAN: The Village of Mahomet Comprehensive Plan currently designates the site for residential use. The Comprehensive Plan anticipates that the land directly east of this site will also have residential uses. This phase constructs the western portion of Country Ridge Drive designated to be an east-west collector between Route 47 and Prairievew Road eventually. The use and platted lots comply with zoning.

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

STORMWATER MANAGEMENT: The construction plan approval required compliance with the Stormwater Management Ordinance requirements. A waiver to allow temporary overland drainage east of the platted lots was granted. The detention basin for the entire subdivision was constructed in this phase.

STREET ACCESS / TRAFFIC: This phase has one access to a major road, South Mahomet Road. "Temporarily" this subdivision is a long cul-de-sac and a waiver for such was granted with the Preliminary Plat approval. If the next phase of Whisper Meadow patterns phase two and extends the balance of the sub one block south, a connection to Country Ridge Drive will be made. Proper accommodations are being made to plat access control to prevent driveways from being constructed in areas that would interfere with traffic.

PUBLIC WATER AND SANITARY SEWER FACILITIES: Public water and sanitary sewers are being constructed. This area is within the Village of Mahomet service area.

AVAILABILITY OF PUBLIC UTILITIES: This site is in the general vicinity of standard public utilities. Extension of public utilities to serve the subdivision is feasible. Ameren has provided their plan and the developers are installing conduit to accommodate power and gas services. All other utilities have been properly notified by letter with the plat and asked for comments and concerns as is required by Ordinance. No comments have been received to date and they have until July 7 to do so. Ameren is the likely responder and by completion of their design, they obviously need no additional easements. Mediacom is aware of the subdivision and usually takes Ameren's construction plans to plan their services.

OUTSIDE AGENCY REVIEW: The Final Plat has been forwarded to outside agencies for review. To date no adverse responses have been received from outside agencies. Required reports have been received.

POLICE AND FIRE PROTECTION: The site will be provided with police protection by the Village of Mahomet. The site is approximately 1 ½ miles from the police station. The site will be provided with fire protection by the Cornbelt Fire Protection District. The site is approximately 1.5 miles from the fire station.

MAIL DELIVERY: The Village of Mahomet Postmaster has approved curbside delivery on both sides of both streets with two lots served by one post positioned at the shared lot line as extended to the curb.

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

FINAL PLAT: The Final Plat is complete at this time. The Final Plat was previously reviewed by Village staff. At that time, a couple of minor discrepancies were identified. The developer has made the requested changes to the Final Plat.

WAIVERS REQUESTED: No additional waivers are required.

PROCEDURAL ISSUES: A Final Plat application has been completed as part of the construction plan approval process, and the application fee has been paid. Staff identified several modifications to the subdivision documents, which have been resolved. The plat will not be recorded until the assessment for EMISS has been paid in accordance with the recorded development agreement.

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

SUMMARY: The petitioner submitted a Final Plat for Harvest Edge First Subdivision. Staff requested revisions to the Final Plat and other documents are underway. Based upon the review of materials submitted, and conversations with the petitioner's Engineer, staff present the Final Plat to you for consideration.

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. Aerial location exhibit
- B. Final Plat
- C. Draft Resolution

FINAL PLAT

HARVEST EDGE FIRST SUBDIVISION

AN ADDITION TO THE VILLAGE OF MAHOMET,
CHAMPAIGN COUNTY, ILLINOIS
PART OF THE SW 1/4 OF SEC. 23, T. 20 N., R. 7 E., 3rd. P.M.

OWNER / SUBDIVIDER:

MAHOMET LAND DEVELOPMENT, CO.
P.O. BOX 88
SIDNEY, IL 61877

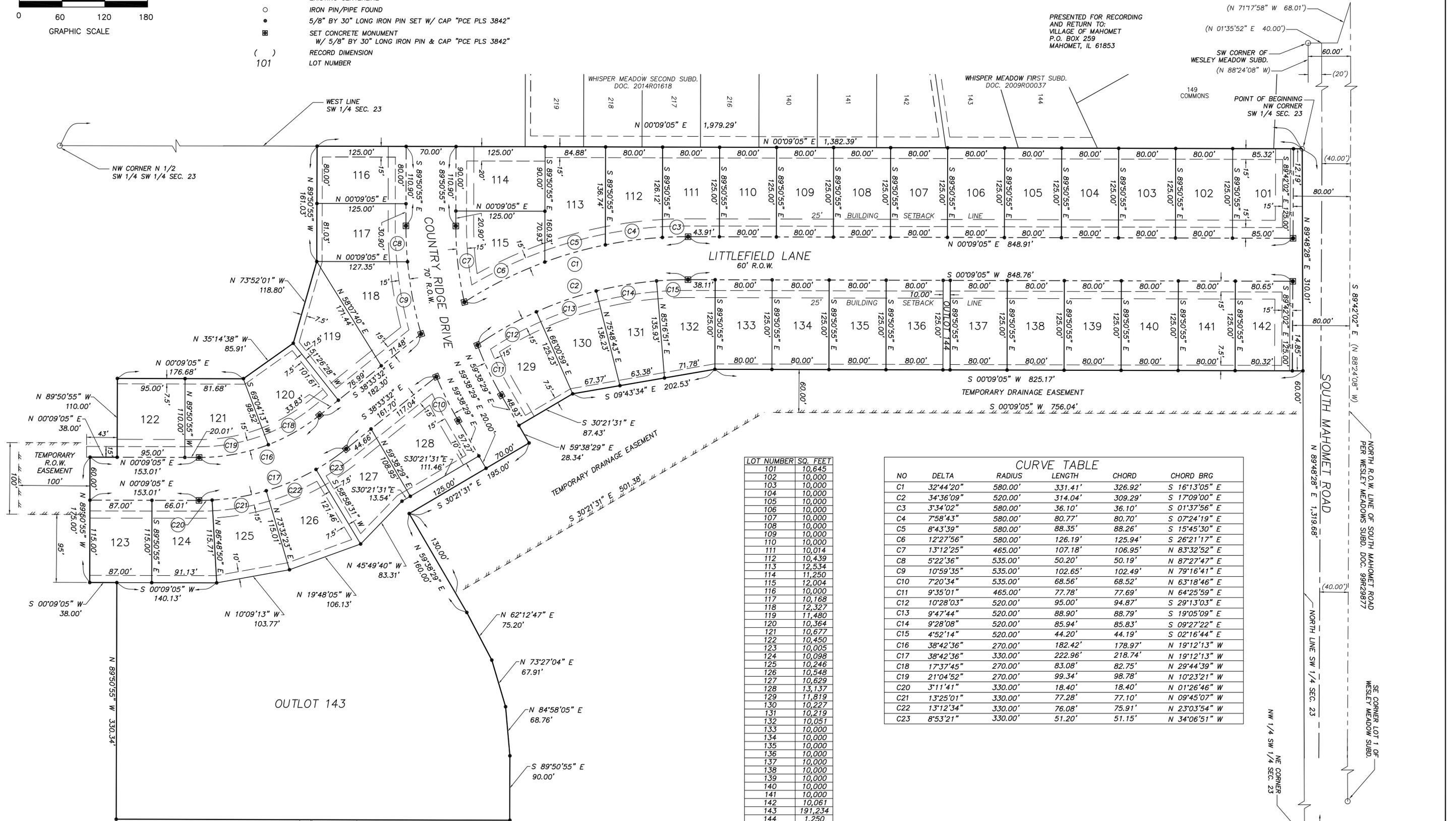
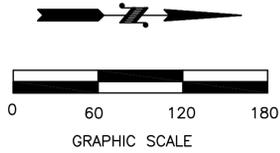
SURVEYOR / ENGINEER:

PHOENIX CONSULTING ENGINEERS, LTD.
P.O. BOX 1187
MAHOMET, IL 61853
(217) 586-1803
FAX (217) 586-6757
PROFESSIONAL DESIGN FIRM
NO. 184.005835

PRESENTED FOR RECORDING
AND RETURN TO:
VILLAGE OF MAHOMET
P.O. BOX 259
MAHOMET, IL 61853

LEGEND

- BOUNDARY OF PLAT
- LOT LINE
- - - RIGHT-OF-WAY LINE
- - - 25' STRUCTURAL SETBACK LINE
- - - PUBLIC UTILITY AND DRAINAGE EASEMENT LINE
- AC - ACCESS CONTROL LINE
- - - TEMPORARY EASEMENT LINE
- - - EXISTING CENTERLINE
- IRON PIN/PIPE FOUND
- 5/8" BY 30" LONG IRON PIN SET W/ CAP "PCE PLS 3842"
- SET CONCRETE MONUMENT W/ 5/8" BY 30" LONG IRON PIN & CAP "PCE PLS 3842"
- () RECORD DIMENSION
- 101 LOT NUMBER



LOT NUMBER	SQ. FEET
101	10,645
102	10,000
103	10,000
104	10,000
105	10,000
106	10,000
107	10,000
108	10,000
109	10,000
110	10,000
111	10,014
112	10,439
113	12,534
114	11,250
115	12,004
116	10,000
117	10,168
118	12,327
119	11,480
120	10,364
121	10,677
122	10,450
123	10,005
124	10,098
125	10,246
126	10,548
127	10,629
128	13,137
129	11,819
130	10,227
131	10,219
132	10,051
133	10,000
134	10,000
135	10,000
136	10,000
137	10,000
138	10,000
139	10,000
140	10,000
141	10,000
142	10,061
143	191,234
144	1,250

CURVE TABLE					
NO	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
C1	32°44'20"	580.00'	331.41'	326.92'	S 16°13'05" E
C2	34°36'09"	520.00'	314.04'	309.29'	S 17°09'00" E
C3	3°34'02"	580.00'	36.10'	36.10'	S 01°37'56" E
C4	7°58'43"	580.00'	80.77'	80.70'	S 07°24'19" E
C5	8°43'39"	580.00'	88.35'	88.26'	S 15°45'30" E
C6	12°27'56"	580.00'	126.19'	125.94'	S 26°21'17" E
C7	13°12'25"	465.00'	107.18'	106.95'	N 83°32'52" E
C8	5°22'36"	535.00'	50.20'	50.19'	N 87°27'47" E
C9	10°59'35"	535.00'	102.65'	102.49'	N 79°16'41" E
C10	7°20'34"	535.00'	68.56'	68.52'	N 63°18'46" E
C11	9°35'01"	465.00'	77.78'	77.69'	N 64°25'59" E
C12	10°28'03"	520.00'	95.00'	94.87'	S 29°13'03" E
C13	9°47'44"	520.00'	88.90'	88.79'	S 19°05'09" E
C14	9°28'08"	520.00'	85.94'	85.83'	S 09°27'22" E
C15	4°52'14"	520.00'	44.20'	44.19'	S 02°16'44" E
C16	38°42'36"	270.00'	182.42'	178.97'	N 19°12'13" W
C17	38°42'36"	330.00'	222.96'	218.74'	N 19°12'13" W
C18	17°37'45"	270.00'	83.08'	82.75'	N 29°44'39" W
C19	21°04'52"	270.00'	99.34'	98.78'	N 10°23'21" W
C20	3°11'41"	330.00'	18.40'	18.40'	N 01°26'46" W
C21	13°25'01"	330.00'	77.28'	77.10'	N 09°45'07" W
C22	13°12'34"	330.00'	76.08'	75.91'	N 23°03'54" W
C23	8°53'21"	330.00'	51.20'	51.15'	N 34°06'51" W

FINAL PLAT
HARVEST EDGE FIRST SUBDIVISION
AN ADDITION TO THE VILLAGE OF MAHOMET,
CHAMPAIGN COUNTY, ILLINOIS
PART OF THE SW 1/4 OF SEC. 23, T. 20 N., R. 7 E., 3rd. P.M.

NOTES:

1. THE SUBDIVISION IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF MAHOMET.
2. BEARINGS SHOWN ON THIS PLAT ARE BASED AN ASSUMED LOCAL DATUM.
3. ALL YARD SETBACKS SHALL BE IN ACCORDANCE WITH THE VILLAGE OF MAHOMET, ILLINOIS ZONING ORDINANCE.
4. THE SUBDIVISION IS LOCATED WITHIN 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. 1700290267D, DATED OCTOBER 2, 2013).
5. OUTLOTS 143 AND 144 ARE SUBJECT TO A UTILITY AND DRAINAGE EASEMENT COVERING ALL OF SAID OUTLOTS.
6. FIELDWORK FOR THIS SURVEY WAS COMPLETED IN xxx.

STATE OF ILLINOIS)
) S.S.
COUNTY OF CHAMPAIGN)

I, ERIC E. HEWITT, ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 3842, DO HEREBY CERTIFY THAT I HAVE SURVEYED, IN ACCORDANCE WITH THE LAWS OF THE STATE OF ILLINOIS, AND WITH THE ORDINANCES OF THE VILLAGE OF MAHOMET, FOR MAHOMET LAND DEVELOPMENT, CO., THE FOLLOWING DESCRIBED PROPERTY, TO-WIT:

BEGINNING AT AN IRON PIN AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 20 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH 89 DEGREES 48 MINUTES 28 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23, A DISTANCE OF 310.01 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 05 SECONDS WEST, A DISTANCE OF 825.17 FEET; THENCE SOUTH 09 DEGREES 43 MINUTES 34 SECONDS EAST, A DISTANCE OF 202.53 FEET; THENCE SOUTH 30 DEGREES 21 MINUTES 31 SECONDS EAST, A DISTANCE OF 87.43 FEET; THENCE NORTH 59 DEGREES 38 MINUTES 29 SECONDS EAST, A DISTANCE OF 28.34 FEET; THENCE SOUTH 30 DEGREES 21 MINUTES 31 SECONDS EAST, A DISTANCE OF 195.00 FEET; THENCE NORTH 59 DEGREES 38 MINUTES 29 SECONDS EAST, A DISTANCE OF 160.00 FEET; THENCE NORTH 62 DEGREES 12 MINUTES 47 SECONDS EAST, A DISTANCE OF 75.20 FEET; THENCE NORTH 73 DEGREES 27 MINUTES 04 SECONDS EAST, A DISTANCE OF 67.91 FEET; THENCE NORTH 84 DEGREES 58 MINUTES 05 SECONDS EAST, A DISTANCE OF 68.76 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 55 SECONDS EAST, A DISTANCE OF 90.00 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 05 SECONDS WEST, A DISTANCE OF 552.22 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 55 SECONDS WEST, A DISTANCE OF 330.34 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 05 SECONDS WEST, A DISTANCE OF 38.00 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 55 SECONDS WEST, A DISTANCE OF 175.00 FEET; THENCE NORTH 00 DEGREES 09 MINUTES 05 SECONDS EAST, A DISTANCE OF 38.00 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 55 SECONDS WEST, A DISTANCE OF 110.00 FEET; THENCE NORTH 00 DEGREES 09 MINUTES 05 SECONDS EAST, A DISTANCE OF 176.68 FEET; THENCE NORTH 35 DEGREES 14 MINUTES 38 SECONDS WEST, A DISTANCE OF 85.91 FEET; THENCE NORTH 73 DEGREES 52 MINUTES 01 SECONDS WEST, A DISTANCE OF 118.80 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 55 SECONDS WEST, A DISTANCE OF 161.03 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23; THENCE NORTH 00 DEGREES 09 MINUTES 05 SECONDS EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23, A DISTANCE OF 1,382.39 FEET TO THE POINT OF BEGINNING, CONTAINING 17.67 ACRES, MORE OR LESS.

I FURTHER CERTIFY THAT I HAVE SUBDIVIDED THE SAME INTO 42 LOTS, NUMBERED 101 THROUGH 142 AND 2 OUTLOTS, NUMBERED 143 AND 144, THE STREETS AND EASEMENTS AS SHOWN ON THE ATTACHED PLAT. UNLESS NOTED OTHERWISE, IRON PINS IDENTIFY ALL LOT CORNERS AS SHOWN ON SAID PLAT AND ALL MEASUREMENTS ARE GIVEN IN FEET AND DECIMALS THEREOF. ALL STREETS AND EASEMENTS DESIGNATED ON SAID PLAT ARE DEDICATED FOR PUBLIC USE. SAID SUBDIVISION IS TO BE KNOWN AS "HARVEST EDGE FIRST SUBDIVISION", AN ADDITION TO THE VILLAGE OF MAHOMET, CHAMPAIGN COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE FOREGOING PLAT ACCOMPANYING THIS CERTIFICATE CORRECTLY REPRESENTS THE ABOVE DESCRIBED PROPERTY AS SUBDIVIDED.

I FURTHER CERTIFY THAT NO PORTION OF SAID SUBDIVISION LIES WITHIN 500 FEET OF ANY SURFACE DRAIN OR WATER COURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.

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

NAME OF FIRM OF SURVEYOR:

PHOENIX CONSULTING ENGINEERS, LTD.
P.O. BOX 1187
MAHOMET, IL 61853
PROFESSIONAL DESIGN FIRM NO. 184.005835

DATE:

ERIC E. HEWITT
ILL. PROF. LAND SURVEYOR NO. 3842

FINAL PLAT APPROVAL

THE FINAL PLAT ENTITLED "HARVEST EDGE FIRST SUBDIVISION" HAS RECEIVED A RECOMMENDATION FOR (APPROVAL) (DISAPPROVAL) BY THE PLAN & ZONING COMMISSION OF MAHOMET, ILLINOIS.

THIS _____ DAY OF _____, 2015.

CHAIRPERSON

THE FINAL PLAT ENTITLED "HARVEST EDGE FIRST 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



A RESOLUTION FOR THE PLAN AND ZONING COMMISSION -

CONCERNING THE FINAL PLAT FOR HARVEST EDGE FIRST SUBDIVISION

- WHEREAS,** the Board of Trustees of the Village of Mahomet, pursuant to the authority conferred by the Statutes of the State of Illinois, has established certain standards and procedures for review and approval of subdivisions within the Corporate Limits of the Village of Mahomet, Illinois and within one and one-half miles thereof; and,
- WHEREAS,** the developer of the proposed **Harvest Edge First Subdivision** submitted certain documents, including a Final Plat, for review and approval by the Village of Mahomet; and,
- WHEREAS,** an Area General Plan for proposed Harvest Edge Subdivision was approved by the Village of Mahomet Plan and Zoning Commission on September 1, 2015; and
- WHEREAS,** the Preliminary Plat for proposed **Harvest Edge First Subdivision** was approved by the Village of Mahomet Board of Trustees on September 22, 2015 and the construction plans on October 27, 2015; and
- WHEREAS,** Village staff reviewed the Final Plat and supporting technical documents for **Harvest Edge First Subdivision** and found that subject to minor modifications, the documents are satisfactory and in a form that complies with the 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 **Harvest Edge First Subdivision** and found that, subject to minor modifications, the documents are satisfactory and in a form that complies with Subdivision Ordinance requirements; and,
- WHEREAS,** the developer submitted a Threatened and Endangered Species Report and a Historic Preservation Report required by State Law; and,
- WHEREAS,** the following waivers and deferrals from the standards and procedures set forth in the Subdivision Ordinance were granted with the Preliminary Plat and construction plans approvals; and,
- WHEREAS,** the Village staff reviewed the various documents submitted and made recommendations concerning approval of said Final Plat subject to certain conditions; and,
- WHEREAS,** the Plan and Zoning Commission met and reviewed the Final Plat and has found that it is, with minor modifications, generally satisfactory and in the prescribed form.

BE IT THEREFORE RESOLVED this 5th day of July, 2016, by the Plan and Zoning Commission of the Village of Mahomet, that:

- A. *The Plan and Zoning Commission does hereby recommend **APPROVAL / DENIAL** of the Final Plat for the **Harvest Edge First Subdivision** upon completion of modifications identified by the Village staff and does hereby authorize the Chairman to sign the Certificate of Approval of said Plat upon completion of said modifications.*
- B. *The approval of the Final Plat recommended above is further subject to the following conditions:*
- 1) *Submission of all supporting documentation in proper form.*
 - 2) *Revision of the Final Plat to incorporate the Village Staff technical review comments.*
- C. *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