



*Village of Mahomet*

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

**PLAN AND ZONING COMMISSION**

TUESDAY, September 6, 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:** July 5, 2016
5. **PUBLIC HEARING**
  - a) NONE
6. **PRELIMINARY DISCUSSION**
  - a) REZONING FROM R2 (Two Family Residential) TO R3 (Multi-family Residential) FOR MULTIPLE PROPERTIES – 204 S LINCOLN, 408 E DUNBAR, AND 410 E DUNBAR, MAHOMET, ILLINOIS.
7. **ORDINANCES, RESOLUTIONS and MOTIONS (TO BE ACTED UPON)**
  - a) RESOLUTION CONCERNING THE FINAL PLAT FOR PRAIRIE CROSSING FOURTH SUBDIVISION -- 44 LOT SINGLE - FAMILY RESIDENTIAL SUBDIVISION
8. **COMMISSIONER COMMENTS**

**NEXT MEETING OCTOBER 4, 2016 7:00 P.M.**



**PLAN AND ZONING COMMISSION**  
**MEETING MINUTES**  
**July 5, 2016**

The Plan and Zoning Commission met, Tuesday, July 5, 2016 at 7:00 p.m.

Mr. Roloff called the meeting to order.

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

**OTHERS PRESENT:** Village Administrator Patrick Brown, Community Development Director Kelly Pfeifer, Village Attorney Jim Evans, Gloria Wisehart, Brian Metzger and Amelia Benner.

**PUBLIC COMMENT:** There was no public comment.

**APPROVAL OF MINUTES:**

Briney moved and Buchanan seconded to approve the minutes for the May 3, 2016 meeting. ROLL CALL, Briney, YES; Buchanan, YES; DeAtley, YES; Buzicky, YES; Heckman, YES; Roloff, YES; Seamands, YES. Motion Passed.

**PUBLIC HEARING: NONE**

Pfeifer asked the Chairperson if the agenda items could be done in reverse order.

**RESOLUTION: CONCERNING A FINAL PLAT FOR HARVEST EDGE FIRST SUBDIVISION- 43 LOTS- SINGLE FAMILY RESIDENTIAL SUBDIVISION, VILLAGE OF MAHOMET, IL.**

Pfeifer briefly introduced the case explaining that since they last addressed the preliminary plat, the Board of Trustees approved construction plans. The construction is nearing completion.

DeAtley asked about the sanitary line problems that were previously encountered. Kelly Pfeifer stated that Lot 114 of Whisper Meadow had a 7.5' sideyard utility easement they ran the line through. They had some challenges but it all worked out.

There are to be 6 phases for this subdivision. Buchanan asked about why they extended this down to Country Ridge Drive and what the plan is if future problems arise.

Seamands asked about if the Village of Mahomet had a person present when the contractor was doing the concrete street pours. Kelly answered that the Village has checks and balances to approve premix materials. The developer is responsible for testing and documentation to the Village. A representative from the engineering firm must be present. When the infrastructure is going in, the Village does check on the progress more often.

Seamands went on to comment about the condition of some of the roads in the existing subdivisions being subpar and questioned what the Village was going to do about those situations. Kelly said that the developer bonds for that which

does not meet specifications. Brown said that some of the areas he is citing are actually nearing the end of their design life and therefore, not a result of "bad" pavement.

DeAtley moved, Heckman seconded to approve the resolution concerning the final plat for Harvest Edge Subdivision as presented. ROLL CALL, ALL YES.

#### **PRELIMINARY DISCUSSION - OMNIBUS TEXT AMENDMENT –**

There was preliminary discussion about the 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.

Kelly stated that she is bringing this to the Plan and Zoning Commission to get their insight on some of the changes being proposed. She mentioned the mixed use in Commercial zoning with apartments being built on top of commercial property. She ask for any feedback for drive-thru provisions and allowances for car stacking.

DeAtley commented that Savoy does not have a requirement for number of cars stacked at a drive thru, but is currently considering a requirement. Buchanan asked if there any comparisons to Champaign done and Kelly stated that she has looked at other communities.

Kelly talked about changing some of the terminology when referring to Residential Suburban, Residential Single Family and Residential Urban Zoning and how it may change in the future. Roloff asked how the public could recognize the changes being made and Kelly said that GIS would be updated to reflect the changes made.

Buzicky asked about the parking regulations for businesses and Kelly said Mahomet is currently almost "self-regulating" in many places because nearby street parking is unavailable - no spaces, no customers. Patrick Brown said that could be changed for future businesses. DeAtley stated that Peoria has maximum parking allowances as well as Urbana.

Kelly asked the commission members on their thought on fencing requirements. Buchanan commented that he did not think that the Village of Mahomet should regulate building materials for fences.

Swimming pool maintenance was discussed and what standards the Village of Mahomet wanted to enforce.

DeAtley said the Village should require fences for pools and residents should follow insurance guidelines.

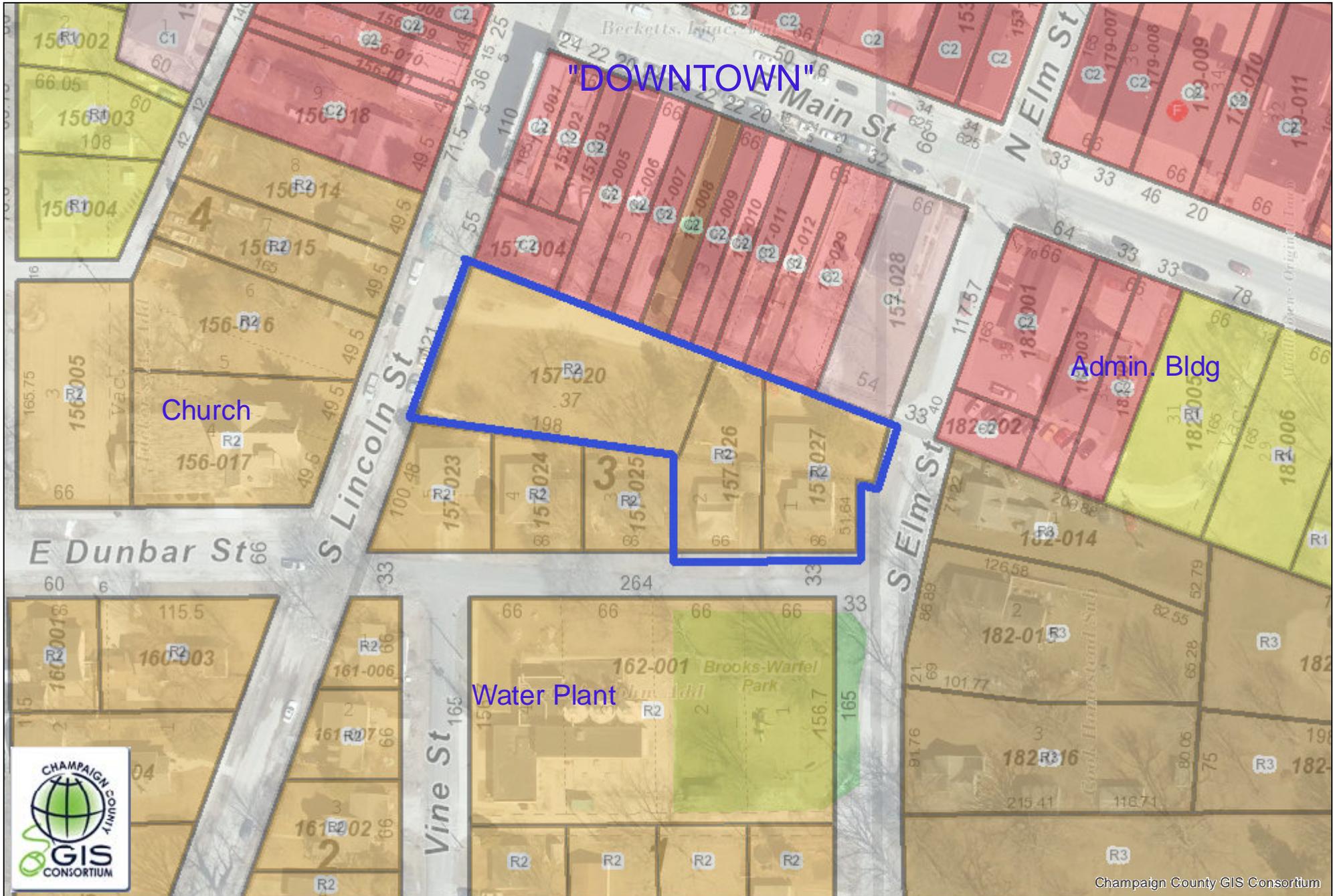
Buchanan said the "Health and Safety" issue should be a priority with the Zika virus currently being a problem. Jim Evans said there could be a monetary sanction if the rules were not followed. He also said that aside that many of the related issues would not fall under PZC but with maintenance issues would fall to Board of Trustees.

#### **ADJOURNMENT:**

HECKMAN MOVED, BUZICKY SECONDED TO ADJOURN THE MEETING AT 8:10 P.M. ROLL CALL: ALL YES.

Respectfully, Kelly Pfeifer

# Mills Properties



Champaign County GIS Consortium

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# Village of Mahomet

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

## REPORT TO VILLAGE OF MAHOMET PLAN AND ZONING COMMISSION

**FROM:** Kelly Pfeifer, Village Planner  
**TO:** Village of Mahomet Plan and Zoning Commission (PZC)  
**RE:** FINAL PLAT APPROVAL  
Recommendations to Board of Trustees (BOT)  
**Prairie Crossing FOURTH Subdivision**  
**DATE:** September 6, 2016

### I) OVERVIEW

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#### PREVIOUS ACTION:

- **February 2014** The PZC approved an Area General Plan for the area that includes the land included in this fourth phase of Prairie Crossing Subdivision in February 2014.
- **May 2014** The BOT approved the Preliminary Plat for the 2<sup>nd</sup> phase.
- **June 2014** The BOT approved the Construction Plans and Final Plat for the 2<sup>nd</sup> phase.
- *December 2014* 2<sup>nd</sup> phase was recorded with 30 lots
- **October 2015** The BOT approved the Preliminary Plat for this 4<sup>th</sup> phase.
- **January 2016** The BOT approved the Construction Plans for the 4<sup>th</sup> phase.
- **February 2016** The BOT accepted the infrastructure for the 2<sup>nd</sup> phase subject to the standard 1 year warranty.
- **September 2016** Consideration of Final Plat for 4<sup>th</sup> phase.

#### REQUESTED ACTION: RECOMMENDATION TO BOT

The developer, MRDF, LLC, has applied for and submitted all documentation through engineer, Farnsworth Group, Inc., in accordance with the Subdivision Ordinance and requests consideration of the Final Plat. No waivers are requested nor needed. The PZC provides recommendation to the BOT and the BOT will approve or deny the Final Plat. The final plat would create 44 new buildable lots.

### II) EVALUATION

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**CONSISTENCY WITH THE PRELIMINARY PLAT AND CONSTRUCTION PLANS:** The final plat is consistent with the preliminary plat and the approved construction plans. Most of the construction is completed and appears generally in compliance with requirements. The developer is preparing to record the subdivision and plat the lots.

**CONFORMANCE TO ZONING ORDINANCE:** All lots conform to the zoning ordinance for lot size and the application of Village setbacks is secured in the owner's certificate or special setbacks are noted on the plat (which are more restrictive than Village requirements).

**STREETS AND SIDEWALKS:** The Final Plat will create right-of-way for the new streets and sidewalks. Right-of-way width conforms to requirements. The radius of the "bends" is smaller than ordinance permits but was granted a waiver which makes the bend as presented in compliance with requirements. Given the bend and the impending construction of driveways, access control will be platted at corners and at the areas of the interior curves to prevent a resident from backing into the roadway "blindly".

Sidewalks are contained within the platted right-of-way, are constructed as part of the subdivision infrastructure in lieu of home builder, and will be "accepted" as a Village asset with the presentation of the entire subdivision to the BOT for acceptance. Sidewalks are 5 feet in width.

**STORMWATER MANAGEMENT:** This phase did not involve the construction of any (r/d)etention basins. However, stormwater will be managed in below grade storm sewers but also traverse the surface. Drainage easements have been platted where such flow is expected. An easement is shown to mark the "flood route". This is a specifically graded swale that also contains an underground storm sewer. No fences will be permitted to be within or on this easement. Plantings other than ground cover / grass are prohibited as well. The easement is also available for utilities. These significant restrictions will be noted on the plat and within the recorded owner's certificate and subdivision covenants. The lots in this phase will become part of the homeowner's association which maintains the stormwater basin in phase 1.

**POLICE / FIRE PROTECTION:** The Village of Mahomet Police Department currently provides police protection to this site. This property is within the Cornbelt Fire Protection District and is approximately 5 miles from the fire station. Hydrant spacing provides coverage and no waiver is needed.

**SANITARY SEWER AND WATER FACILITIES:** Sanitary sewer and water services will be provided by Sangamon Valley Public Water District. SVPWD provides the Village with information related to its acceptance of the infrastructure.

**UTILITIES AND OUTSIDE AGENCY REVIEW:** As required, the developer's engineer forwarded copies of the Final Plat to all required outside agencies. No objections were received.

### III. STAFF RECOMMENDATION

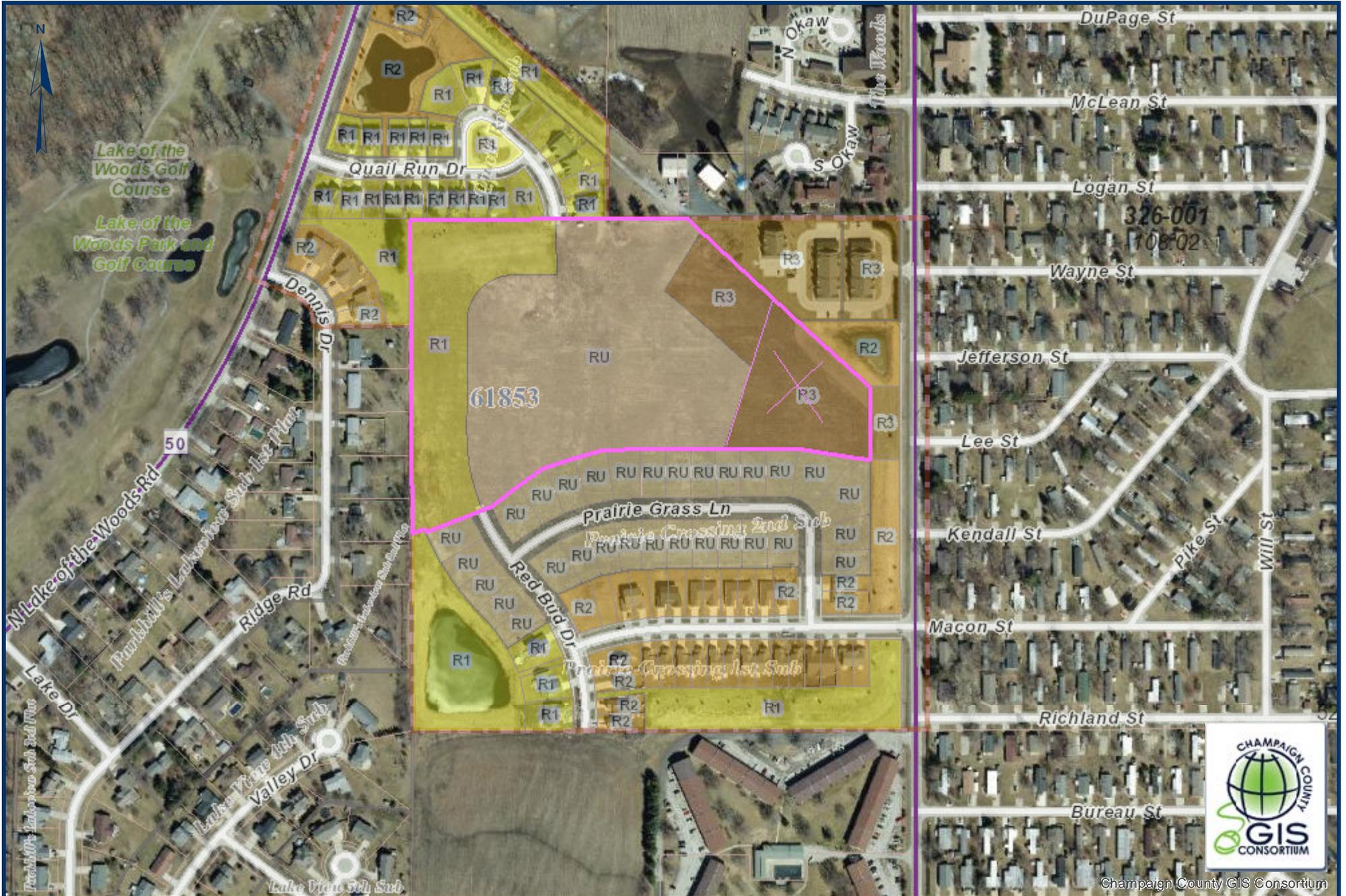
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**APPROVAL:** The petitioner submitted a Final Plat for the Prairie Crossing Fourth Subdivision and addressed minor staff review comments. No waivers are needed and the plat conforms to ordinances and the approved construction plans. A resolution has been prepared for consideration. The PZC can alter it as needed.

**ATTACHMENTS:**

- A) Aerial exhibit of location
- B) Preliminary Plat
- C) Final Plat
- D) Draft Resolution

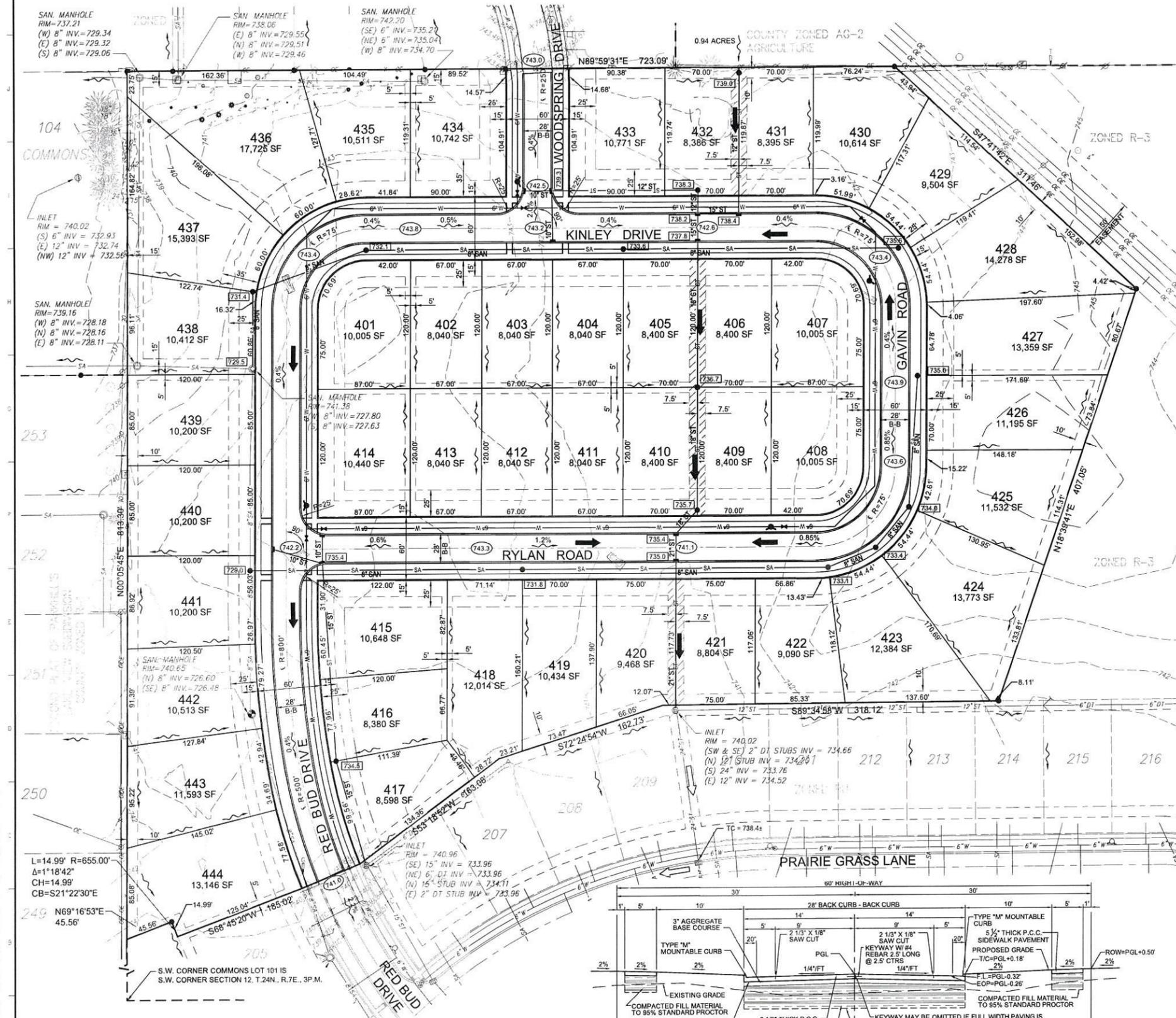
# Prairie Crossing Fourth Subdivision Boundary



This map application was prepared with geographic information system (GIS) data created by the Champaign County GIS Consortium (CCGISC), or other CCGISC member agency. These entities do not warrant or guarantee the accuracy or suitability of GIS data for any purpose. The GIS data within this application 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 application and information contained herein. The use of this application constitutes acknowledgement of this disclaimer.

# PRAIRIE CROSSING FOURTH SUBDIVISION

A PART OF THE SOUTHWEST QUARTER OF SECTION 12,  
TOWNSHIP 20 NORTH, RANGE 7 EAST, OF THE THIRD PRINCIPAL MERIDIAN  
VILLAGE OF MAHOMET, CHAMPAIGN COUNTY, ILLINOIS



EXISTING	LEGEND	PROPOSED
FENCE	WATER VALVE	WATER VALVE
CONTOUR W/LEV.	FIRE HYDRANT	FIRE HYDRANT
BASE FLOOD ELEVATION	CURB INLET / MANHOLE	CURB INLET / MANHOLE
STORM MANHOLE	STORM MANHOLE/INLET	STORM MANHOLE/INLET
STORM INLET	FLARED END SECTION	FLARED END SECTION
SANITARY MANHOLE	SANITARY MANHOLE	SANITARY MANHOLE
DRAIN TILE CLEANOUT	STORM SEWER (SIZE AS INDICATED)	STORM SEWER (SIZE AS INDICATED)
DRAIN TILE (SIZE AS INDICATED)	SANITARY SEWER (SIZE AS INDICATED)	SANITARY SEWER (SIZE AS INDICATED)
SANITARY SEWER (SIZE AS INDICATED)	WATER MAIN (SIZE AS INDICATED)	WATER MAIN (SIZE AS INDICATED)
WATER MAIN (SIZE AS INDICATED)	EASEMENT LINE	EASEMENT LINE
WATER VALVE	LOT SETBACK LINE	LOT SETBACK LINE
FIRE HYDRANT	PROPERTY LINE	PROPERTY LINE
EASEMENT LINE	CLEANOUT STORM	CLEANOUT STORM
LOT SETBACK LINE	DRAINAGE FLOW DIRECTION	DRAINAGE FLOW DIRECTION
TREES / VEGETATION	APPROXIMATE PAVEMENT ELEV.	APPROXIMATE PAVEMENT ELEV.
VILLAGE OF MAHOMET CORPORATE LIMITS	APPROXIMATE SEWER INV.	APPROXIMATE SEWER INV.
SATELLITE DISH	FLOOD ROUTE	FLOOD ROUTE
ELECTRICAL BOX/HANDHOLE	DRAINAGE EASEMENT	DRAINAGE EASEMENT
GAS LINE WARNING POST		
GAS VALVE		
GASMAIN (SIZE AS INDICATED)		
COMMUNICATIONS		
ELECTRIC		
ELECTRIC PEDESTAL		
COMM. PEDESTAL		
TRANSFORMER		
TV PEDESTAL		
BENCHMARK		

- GENERAL NOTES:**
- PRAIRIE CROSSING FOURTH SUBDIVISION IS ANNEXED INTO THE VILLAGE OF MAHOMET.
  - PRAIRIE CROSSING FOURTH SUBDIVISION CONSISTS OF 13.265 ACRES, MORE OR LESS.
  - PRAIRIE CROSSING FOURTH SUBDIVISION CONSISTS OF 44 LOTS, LOTS 401-433 ARE ZONED RU, LOTS 434-444 ARE ZONED R-1.
  - ALL STREETS SHALL HAVE A 60' R.O.W. WITH 28' B-B PAVEMENT.
  - ALL GRADING, STORM SEWER, SANITARY SEWER, WATER MAIN AND PAVEMENT CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION'S "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS", "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", SANGAMON VALLEY PUBLIC WATER DISTRICT SPECIFICATIONS AND THE REQUIREMENTS OF THE VILLAGE OF MAHOMET.
  - ALL PROPOSED RESIDENTIAL LOTS ARE LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.1% ANNUAL CHANCE FLOODPLAIN, AS INDICATED ON FEMA FLOOD INSURANCE RATE MAP 17019C0280D.
  - DIMENSIONS ALONG CURVES ARE ARC DISTANCES.
  - ALL STREET CORNER RADII ARE 25 FEET.
  - FRONT YARDS SHALL HAVE A MINIMUM DEPTH OF 25 FEET, SIDE YARDS SHALL HAVE A MINIMUM WIDTH OF 7 FEET IN ZONE RU AND 10 FEET IN ZONE R-1, AND REAR YARDS SHALL HAVE A MINIMUM DEPTH OF 25 FEET.
  - EROSION CONTROL PLAN TO BE SUBMITTED WITH CONSTRUCTION PLANS.
  - A COPY OF THIS PRELIMINARY PLAN HAS BEEN SENT TO AFFECTED PUBLIC AGENCIES AND QUASI-PUBLIC UTILITY COMPANIES TO SOLICIT COMMENTS AS REQUIRED BY CODE.

**PRELIMINARY PLAT APPROVAL**

THIS PRELIMINARY PLAT ENTITLED PRAIRIE CROSSING FOURTH SUBDIVISION HAS RECEIVED A RECOMMENDATION FOR DENIAL/APPROVAL BY THE PLAN AND ZONING COMMISSION OF THE VILLAGE OF MAHOMET, ILLINOIS.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

**PRELIMINARY PLAT APPROVAL**

THE PRELIMINARY PLAT ENTITLED PRAIRIE CROSSING FOURTH SUBDIVISION HAS RECEIVED APPROVAL BY THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF MAHOMET, ILLINOIS.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

CHAIRPERSON \_\_\_\_\_

PRESIDENT, VILLAGE BOARD OF TRUSTEES \_\_\_\_\_

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

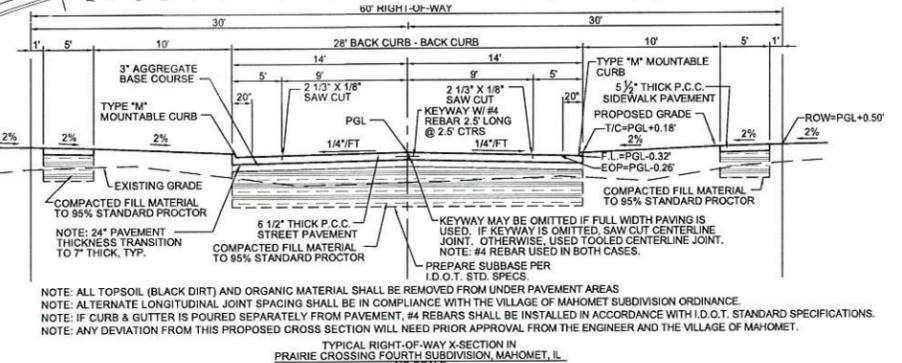
**OWNER:**  
PRAIRIE CROSSING OF MAHOMET, LLC  
P.O. BOX 622  
CHAMPAIGN, IL 61821

**DEVELOPER:**  
MRDF, LLC  
1709 TULLAMORE, SUITE B  
BLOOMINGTON, IL 61704  
(309) 585-2812

**ENGINEER AND SURVEYOR:**  
FARNSWORTH GROUP, INC.  
2211 WEST BRADLEY AVENUE  
CHAMPAIGN, ILLINOIS 61821  
(217) 352-7408

**REGISTRATION:**  
040157 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

**SIGNATURE:** [Signature]  
DATE: 9/3/15  
EXPIRATION DATE: 11/30/15



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## Farnsworth GROUP

2211 WEST BRADLEY AVENUE  
CHAMPAIGN, ILLINOIS 61821  
(217) 352-7408 / info@f-w.com

www.f-w.com  
Engineers | Architects | Surveyors | Scientists

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ISSUE:  
# Date: Description:  
1 09/23/15 REVIEW COMMENTS



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PROJECT:  
MRDF, LLC

### PRAIRIE CROSSING 4TH SUBDIVISION

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Village of Mahomet  
Champaign Co., Illinois

Date: 08-26-15  
Design/Drawn: GAB  
Reviewed: DLA  
Book No.: 55 Field: JAL

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SHEET TITLE:  
**PRELIMINARY PLAT**

SHEET NUMBER:  
**1**

Project No.: 0150491.00

# PRAIRIE CROSSING FOURTH SUBDIVISION

PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 7 EAST OF THE 3RD P.M.  
 VILLAGE OF MAHOMET, CHAMPAIGN COUNTY, ILLINOIS



CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	45.00	70.69	63.64	N45°05'45"E
C2	105.00	164.93	148.49	S45°05'45"W
C3	105.00	16.32	16.30	S04°32'50"W
C4	105.00	60.00	59.19	S25°22'07"W
C5	105.00	60.00	59.19	S58°06'33"W
C6	105.00	28.62	28.53	S82°17'15"W
C7	220.00	14.57	14.57	S01°48'06"E
C8	280.00	14.68	14.68	N01°24'21"W
C9	45.00	70.69	63.64	S44°54'15"E
C10	105.00	164.93	148.49	N44°54'15"W
C11	105.00	51.99	51.46	N75°43'12"W
C12	105.00	54.44	53.84	N46°40'52"W
C13	105.00	54.44	53.84	N16°58'20"W
C14	105.00	4.06	4.06	N01°00'39"W
C15	45.00	70.69	63.64	S45°05'45"W
C16	105.00	164.93	148.49	N45°05'45"E

CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING
C17	105.00	42.61	42.32	N11°43'17"E
C18	105.00	54.44	53.84	N38°12'05"E
C19	105.00	54.44	53.84	N67°54'37"E
C20	105.00	13.43	13.43	N86°25'49"E
C21	770.00	138.41	138.22	N05°03'13"W
C22	770.00	60.45	60.43	N02°09'11"W
C23	770.00	77.96	77.93	N07°18'09"W
C24	470.00	99.56	99.38	N16°16'18"W
C25	530.00	112.27	112.06	S16°16'18"E
C26	530.00	77.58	77.51	S18°08'48"E
C27	530.00	34.69	34.68	S12°04'41"E
C28	830.00	149.19	148.99	S05°03'13"E
C29	830.00	42.94	42.94	S08°43'14"E
C30	830.00	79.27	79.24	S04°30'08"E
C31	830.00	26.97	26.97	S00°50'07"E

**NOTES:**

- PRAIRIE CROSSING FOURTH SUBDIVISION IS LOCATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF MAHOMET, CHAMPAIGN COUNTY, ILLINOIS.
- BEARINGS ARE REFERENCED TO THE FINAL PLAT OF PRAIRIE CROSSING FIRST SUBDIVISION, RECORDED IN DOCUMENT NO. 2006R08755.
- BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CURRENT APPLICABLE VILLAGE OF MAHOMET ZONING ORDINANCE REQUIREMENTS.
- PRAIRIE CROSSING FOURTH SUBDIVISION LIES WITHIN ZONE "X". AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR CHAMPAIGN COUNTY, ILLINOIS, COMMUNITY MAP NO. 17019C0280D WITH AN EFFECTIVE DATE OF OCTOBER 2, 2013.
- NO ABOVE GROUND IMPROVEMENTS OR PLANTINGS SHALL BE ALLOWED IN THE SHADED AREAS DESIGNATED AS FLOOD ROUTE EASEMENTS. SEE THE OWNER'S CERTIFICATE FOR MORE DETAILS.
- NO PART OF THIS PROPERTY IS SITUATED WITHIN 500 FEET OF A WATERCOURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.
- LOT LINES EXTENDING FROM CURVED STREET LINES ARE RADIAL.
- DIMENSIONS BETWEEN ADJACENT MONUMENTS ARE HORIZONTAL DISTANCES IN FEET AND DECIMAL PARTS THEREOF.
- FIELD WORK FOR THIS SURVEY WAS COMPLETED ON MARCH 17, 2014.

**SURVEYOR'S DECLARATION:**

I, CHAD E. WALLACE, ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 3521, DO HEREBY STATE THAT AT THE REQUEST OF THE OWNER, MRDF, LLC, I HAVE CAUSED A SURVEY TO BE MADE AND A PLAT TO BE DRAWN UNDER MY DIRECT SUPERVISION OF THE FOLLOWING DESCRIBED TRACT OF LAND:

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN CHAMPAIGN COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, VILLAGE OF MAHOMET, CHAMPAIGN COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF COMMONS LOT 101 IN PRAIRIE CROSSING FIRST SUBDIVISION, RECORDED IN DOCUMENT NO. 2006R08755 IN THE OFFICE OF THE RECORDER OF CHAMPAIGN COUNTY, ILLINOIS, SAID CORNER BEING ON THE WEST LINE OF SAID SOUTHWEST QUARTER AND 513.55 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER. FROM SAID POINT OF BEGINNING, THENCE NORTH 00 DEGREES 05 MINUTES 45 SECONDS EAST 813.30 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 59 MINUTES 31 SECONDS EAST 723.09 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER TO THE NORTHWEST CORNER OF LOT 123 IN SAID PRAIRIE CROSSING FIRST SUBDIVISION; THENCE SOUTH 47 DEGREES 41 MINUTES 42 SECONDS EAST 311.46 FEET ALONG THE WEST LINE OF SAID LOT 123 TO THE NORTHWEST CORNER OF LOT 301 IN PRAIRIE CROSSING THIRD SUBDIVISION, RECORDED AS DOCUMENT NO. 2015R07500 IN SAID RECORDER'S OFFICE; THENCE SOUTH 18 DEGREES 39 MINUTES 41 SECONDS WEST 407.05 FEET ALONG THE WEST LINE OF SAID LOT 301 TO THE SOUTHWEST CORNER THEREOF; SAID CORNER BEING LOCATED ON THE NORTH LINE OF LOT 214 IN PRAIRIE CROSSING SECOND SUBDIVISION, RECORDED IN DOCUMENT NO. 2014R23015 IN SAID RECORDER'S OFFICE, AND LYING 22.81 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 214; THENCE SOUTH 89 DEGREES 34 MINUTES 58 SECONDS WEST 318.12 FEET ALONG THE NORTH LINE OF SAID PRAIRIE CROSSING SECOND SUBDIVISION; THENCE SOUTH 72 DEGREES 24 MINUTES 54 SECONDS WEST 162.73 FEET ALONG THE NORTH LINE OF SAID PRAIRIE CROSSING SECOND SUBDIVISION; THENCE SOUTH 53 DEGREES 18 MINUTES 52 SECONDS WEST 163.08 FEET ALONG THE NORTH LINE OF SAID PRAIRIE CROSSING SECOND SUBDIVISION; THENCE SOUTH 67 DEGREES 39 MINUTES 35 SECONDS WEST 60.00 FEET ALONG THE NORTH LINE OF SAID PRAIRIE CROSSING SECOND SUBDIVISION; THENCE SOUTH 69 DEGREES 16 MINUTES 53 SECONDS WEST 125.04 FEET ALONG THE NORTH LINE OF SAID PRAIRIE CROSSING SECOND SUBDIVISION TO THE EAST LINE OF SAID COMMONS LOT 101; THENCE NORTHWESTERLY 14.99 FEET ALONG THE EAST LINE OF SAID COMMONS LOT 101, BEING THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 655.00 FEET AND THE 14.99 FOOT CHORD OF SAID ARC BEARING NORTH 21 DEGREES 22 MINUTES 30 SECONDS WEST TO THE NORTHEAST CORNER OF SAID COMMONS LOT 101; THENCE SOUTH 69 DEGREES 16 MINUTES 53 SECONDS WEST 45.56 FEET ALONG THE NORTH LINE OF SAID COMMONS LOT 101 TO THE POINT OF BEGINNING, CONTAINING 13.26 ACRES, MORE OR LESS, IN THE VILLAGE OF MAHOMET, CHAMPAIGN COUNTY, ILLINOIS.

THIS PROPERTY HAS BEEN SUBDIVIDED INTO THE LOTS, STREETS AND EASEMENTS AS SHOWN AND IRON PIN SURVEY MONUMENTS HAVE BEEN SET AT THE LOCATIONS AS SHOWN. SAID SUBDIVISION IS TO BE KNOWN AS "PRAIRIE CROSSING FOURTH SUBDIVISION", VILLAGE OF MAHOMET, CHAMPAIGN COUNTY, ILLINOIS.

WITNESS MY HAND AND SEAL THIS \_\_\_\_ DAY OF SEPTEMBER, 2016.

FARNSWORTH GROUP, INC.  
 2211 WEST BRADLEY AVENUE  
 CHAMPAIGN, ILLINOIS 61821



BY: CHAD E. WALLACE  
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3521

DATE: EXP. DATE: 11-30-2016  
 DESIGN FIRM REGISTRATION NO. 184-001856

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

**FINAL PLAT APPROVAL:**

THE FINAL PLAT ENTITLED "PRAIRIE CROSSING FOURTH SUBDIVISION" HAS RECEIVED A RECOMMENDATION FOR (APPROVAL) (DISAPPROVAL) BY THE PLAN AND ZONING COMMISSION OF THE VILLAGE OF MAHOMET, ILLINOIS.

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

**CHAIRPERSON**

THE FINAL PLAT ENTITLED "PRAIRIE CROSSING FOURTH 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. OTHERWISE, THIS PLAT SHALL BECOME VOID.

PRESIDENT, BOARD OF TRUSTEES (DATE)

VILLAGE CLERK (SEAL) (DATE)

ENGINEER/SURVEYOR  
 FARNSWORTH GROUP, INC.  
 2211 WEST BRADLEY AVENUE  
 CHAMPAIGN, ILLINOIS 61821  
 (217) 352-7408

OWNER/DEVELOPER  
 MRDF, LLC  
 1709 TULLAMORE AVE, SUITE B  
 BLOOMINGTON, IL 61704  
 (309) 585-2812



**Farnsworth GROUP**

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 Engineers | Architects | Surveyors | Scientists

ISSUE: # Date: Description:

PROJECT:  
 MRDF, LLC

**PRAIRIE CROSSING FOURTH SUBDIVISION**

VILLAGE OF MAHOMET  
 CHAMPAIGN CO., ILLINOIS

Date: 08-24-16

Design/Drawn: CEW

Reviewed: WJM

Book No.: 108 Field: JL

SHEET TITLE:

**FINAL PLAT**

SHEET NUMBER:

**1**

Project No.: 0150491.00

**A RESOLUTION FOR THE PLAN AND ZONING COMMISSION  
CONCERNING THE FINAL PLAT FOR  
PRAIRIE CROSSING FOURTH 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 Prairie Crossing Fourth Subdivision submitted certain documents, including construction plans and supporting documents, for review and approval by the Village of Mahomet; and,
- WHEREAS,** a Preliminary Plat for Prairie Crossing Fourth Subdivision was approved by the Village of Mahomet Board of Trustees on October 27, 2015; and
- WHEREAS,** Village staff reviewed the Construction Plans and supporting technical documents for proposed Prairie Crossing Fourth 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 Construction Plans; and,
- WHEREAS,** the developer submitted a Threatened and Endangered Species Report and a Historic Preservation Report required by State Law; and,
- WHEREAS,** various waivers and deferrals from the standards and procedures set forth in the Subdivision Ordinance were previously approved by the Board of Trustees with the approval of the Preliminary Plat and no additional waivers are requested; and,
- WHEREAS,** the Village staff, Village Attorney, and Village Consulting Engineer 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 evidence and testimony submitted and considered the available factual evidence concerning the requested action.

**BE IT THEREFORE RESOLVED** this 6th day of September, 2016, by the Plan and Zoning Commission of the Village of Mahomet, that:

- A. The Plan and Zoning Commission does hereby recommend the Board of Trustee **APPROVE / DENY** the Final Plat for the Prairie Crossing Fourth Subdivision upon completion of modifications identified by the Village staff and does hereby authorize the Chairman to sign the Certificate of Approval of said plan set upon completion of said modifications.
- B. The approval of the Final Plat above is recommended to be 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. The approval of the Final Plat above is further subject to the review and approval by other relevant agencies and utility service providers.
- D. 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 ninety (90) days from the date of approval by the Board of Trustees, the approvals herein shall be null and void.

PASSED this 6<sup>th</sup> day of September, 2016 by the Plan and Zoning Commission of the Village of Mahomet, Illinois.

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Chairman, Plan and Zoning Commission