



Village of Mahomet

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

Phone: (217) 586-4456 • Fax: (217) 586-5696

www.mahomet-il.gov www.ChooseMahomet.com

STUDY SESSION

JANUARY 18, 2022

6:00 P.M.

VILLAGE OF MAHOMET ADMINISTRATION BUILDING

503 E. MAIN STREET

MAHOMET, IL 61853

Join Zoom Meeting

<https://us02web.zoom.us/j/85989551330?pwd=OXFiWlJ4OGdrMVR2U3pzelfQelQwZz09>

Meeting ID: 859 8955 1330

Passcode: 61853

One tap mobile

+13126266799,,85989551330#,,,,*61853# US (Chicago)

Dial by your location

+1 312 626 6799 US (Chicago)

Meeting ID: 859 8955 1330

Passcode: 61853

Join by SIP

85989551330@zoomcrc.com

Join by H.323

162.255.37.11 (US West)

162.255.36.11 (US East)

Meeting ID: 859 8955 1330

Passcode: 61853

Join by Skype for Business

<https://us02web.zoom.us/skype/85989551330>

AGENDA

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. PUBLIC COMMENT:** The Board welcomes your input on any matter during the public forum portion of the meeting. Due to COVID-19, this meeting is conducted via Zoom. If you would like to participate in the public comment portion of the meeting, please email your comments or questions to us at villageofmahomet@mahomet-il.gov, no later than 4:30 p.m. on January 18th. Any comments and questions received will be read during the public comment portion of the meeting. Public comment is accepted for a maximum of 30 minutes at each meeting. There is a five (5) minute time limit for your remarks. The Board reserves the right to shorten the five-minute time limit if there are many commenters. Please be aware that the Public Body is not required to respond to your remarks during their meeting.
- 5. PRESENTATION: LION'S CLUB BARBER PARK PLAYGROUND NAMING RIGHTS**

6. ORDINANCES, RESOLUTIONS AND OTHER ACTIONS:

A. FINANCE

1. BILL LIST

B. COMMUNITY DEVELOPMENT

1. A RESOLUTION CONCERNING A CONDITIONAL USE PERMIT TO ESTABLISH A MIXED-USE COMMERCIAL DEVELOPMENT ON 1.99± ACRES OF LAND ZONED C-2 GENERAL COMMERCIAL LOCATED ON THE NORTH SIDE OF PATTON DRIVE, SOUTH OF OAK STREET, APPROXIMATELY 845 FEET EAST OF CHURCHILL ROAD.
2. A RESOLUTION CONCERNING A CONDITIONAL USE PERMIT TO ESTABLISH A MULTIPLE-FAMILY DEVELOPMENT AND TO ESTABLISH DWELLINGS WITH A COMMERCIAL USE ON 5.9± ACRES OF LAND ZONED R-3C MULTIPLE-FAMILY RESIDENTIAL AND C-2 GENERAL COMMERCIAL LOCATED ON THE SOUTH SIDE OF PATTON DRIVE, APPROXIMATELY 600 FEET EAST OF CHURCHILL ROAD.
3. AN ORDINANCE CONCERNING A REZONING FOR 14.79± ACRES OF LAND FROM R1A SINGLE-FAMILY RESIDENTIAL DISTRICT TO AG AGRICULTURE DISTRICT LOCATED NORTHEAST OF THE INTERSECTION OF COPPERHILL DRIVE AND COUNTY ROAD 325E COMMONLY KNOWN AS 402 COPPERHILL DRIVE.
4. A RESOLUTION CONCERNING A FINAL PLAT AND RELATED WAIVER REQUESTS FOR KIMBALL SUBDIVISION ON 4.7± ACRES OF LAND LOCATED NORTH SIDE OF CLARK STREET APPROXIMATELY 230 FEET WEST OF PRAIRIEVIEW ROAD.

7. ADMINISTRATOR'S REPORT

A. DEPARTMENTAL REPORTS

1. POLICE/ESDA
2. PARKS AND REC
3. COMMUNITY DEVELOPMENT
4. WATER/WASTEWATER

8. MAYOR'S REPORT:

A. JANUARY 2022 MEETING CALENDAR

1. BOARD OF TRUSTEES – JANUARY 25, 2022 – 6:00 P.M.

- 9. NEW BUSINESS** (Discussion of any items that the Trustees may have for new business not listed on the agenda. No formal action will be taken on these items during this proceeding)

10. ADJOURNMENT

VILLAGE OF MAHOMET, CHAMPAIGN COUNTY, ILLINOIS
DETERMINATION OF VILLAGE PRESIDENT REGARDING ATTENDANCE AT
MEETINGS

WHEREAS the Governor of the State of Illinois has issued a disaster declaration and declared an emergency regarding the COVID-19 virus and the Governor has issued various Executive Orders in that regard; and

WHEREAS the Open Meetings Act (5 ILCS 120/1 et seq) has been amended by SB 2135 and signed by the Governor effective June 12, 2020; and,

WHEREAS as President of the Village of Mahomet, Champaign County, Illinois (“Village”) I have determined that the Village is covered by the disaster declarations and emergency orders of the Governor; and,

WHEREAS as President of the Village, I note the need for our Board of Trustees and all Village commissions, councils and boards to conduct business, but that certain members of said boards, commissions and councils are unwilling to attend meetings in person due to concerns regarding COVID-19.

THEREFORE, I DECLARE AS FOLLOWS:

1. The recitals contained above are hereby determined to be findings of fact.
2. In person meetings of the Village Board of Trustees, and other meetings of Village boards, commission and councils are not practical and not prudent at this time given the continued concerns regarding COVID-19.
3. This Determination is effective immediately and shall expire on March 31st, 2022, unless revoked by me in writing prior thereto.

SO DETERMINED, EXECUTED AND POSTED on January 1, 2022.

VILLAGE OF MAHOMET, CHAMPAIGN, COUNTY, ILLINOIS

By:



President of the Board of Trustees

Attest:

seal





Village of Mahomet

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

Additional Bills

BILLS NOT YET RECEIVED

BCA
CIRBN
DELTA DENTAL
JOHN DEERE
MEDIACOM
SCHNUCKS
VERIZON

Automatic Debit

Health Alliance Medical Plans	\$34,133.76
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TOTAL AMOUNT OF WARRANTS AS OF 1/18/2022 \$175,435.23

Invoice	Invoice Date	Description	GL Account	Total Cost	GL Period
AMEREN ILLINOIS (355)					
12022	01/05/2022	ADMIN	01-30-7391	357.98	122
12022	01/05/2022	WATER	02-00-7391	4,367.50	122
12022	01/05/2022	SEWER	03-00-7391	5,351.11	122
12022	01/05/2022	POLICE	01-10-7391	550.72	122
12022	01/05/2022	RECREATION	11-00-7391	349.72	122
12022	01/05/2022	STR/ALLEY	01-20-7391	870.91	122
12022	01/05/2022	ESDA	01-60-7391	98.93	122
12022	01/05/2022	STR/NIGHT LIGHTS	01-20-7379	1,629.18	122
12022	01/05/2022	PARKS	12-00-7391	360.51	122
12022	01/05/2022	TRAFF SIG	16-00-7564	522.31	122
12022	01/05/2022	ENG	01-45-7391	109.90	122
Total 12022:				14,568.77	
Total AMEREN ILLINOIS (355):				14,568.77	
AMERICAN WATER WORKS ASSOCIATION (36)					
7001984740.	01/05/2022	AWWA MEMBERSHIP	03-00-7371	85.00	122
Total 7001984740.0:				85.00	
Total AMERICAN WATER WORKS ASSOCIATION (36):				85.00	
AREA GARBAGE SERVICE (46)					
12312021	01/04/2022	ADMIN	01-30-7075	25.43	122
12312021	01/04/2022	S/A	01-20-7075	85.00	122
12312021	01/04/2022	PD	01-10-7075	39.52	122
12312021	01/04/2022	WATER	02-00-7080	46.22	122
12312021	01/04/2022	SEWER	03-00-7080	237.40	122
Total 12312021:				433.57	
123121	01/04/2022	DISPOSAL	12-00-7391	62.96	122
Total 123121:				62.96	
Total AREA GARBAGE SERVICE (46):				496.53	
ATLAS BUSINESS SOLUTIONS, INC. (10)					
INV318906	01/03/2022	SCH ANYWHERE LIC	01-10-7330	600.00	122
Total INV318906:				600.00	
Total ATLAS BUSINESS SOLUTIONS, INC. (10):				600.00	
ATLAS INTEGRATED (9)					
2019-13554	01/04/2022	WEBSITE HOSTING	10-00-7330	1,785.00	122
Total 2019-13554:				1,785.00	
Total ATLAS INTEGRATED (9):				1,785.00	
AXON ENTERPRISE, INC. (661)					
INUs013754	01/03/2022	TASER & SUPPLIES	01-10-7201	2,551.94	122
Total INUs013754:				2,551.94	

Invoice	Invoice Date	Description	GL Account	Total Cost	GL Period
INUS042251	01/03/2022	BODY CAM	01-10-7201	11,250.32	122
Total INUS042251:				11,250.32	
Total AXON ENTERPRISE, INC. (661):				13,802.26	
BANKCO. DOOR LLC (58)					
12292021	01/04/2022	DOOR REPAIR	01-20-7075	435.00	122
Total 12292021:				435.00	
Total BANKCO. DOOR LLC (58):				435.00	
BD Boykin Enterprises, LLC (1653)					
3375	01/03/2022	DRYCLEANING	01-10-7401	62.50	122
Total 3375:				62.50	
Total BD Boykin Enterprises, LLC (1653):				62.50	
BELSON OUTDOORS, LLC (71)					
197707	01/04/2022	BOLLARD X 4	35-00-7400	3,420.20	122
Total 197707:				3,420.20	
Total BELSON OUTDOORS, LLC (71):				3,420.20	
BRUSH MAN (90)					
2107033-IN.0	01/05/2022	SHOP TOWELS	02-00-7375	122.04	122
2107033-IN.0	01/05/2022	SHOP TOWELS	03-00-7375	122.04	122
Total 2107033-IN.0:				244.08	
Total BRUSH MAN (90):				244.08	
Campus Communications Group (1717)					
INV11096.0	01/05/2022	INTERNET	01-10-7330	215.00	122
Total INV11096.0:				215.00	
Total Campus Communications Group (1717):				215.00	
CHAMPAIGN COUNTY REGIONAL PLANNING (119)					
January 3, 20	01/03/2022	MTU ANNUAL TRAINING FEES	01-10-7371	1,237.00	122
Total January 3, 2022:				1,237.00	
Total CHAMPAIGN COUNTY REGIONAL PLANNING (119):				1,237.00	
CHAMPAIGN COUNTY SHERIFF (125)					
November 20	01/03/2022	BOOK IN FEES NOVEMBER	01-10-7501	109.04	122
Total November 2021:				109.04	
OCTOBER 2	01/03/2022	BOOK IN FEES OCTOBER	01-10-7501	109.04	122
Total OCTOBER 2021:				109.04	

Invoice	Invoice Date	Description	GL Account	Total Cost	GL Period
Total CHAMPAIGN COUNTY SHERIFF (125):				218.08	
CHAMPAIGN MULTIMEDIA GROUP (234)					
00904143	01/04/2022	NOTICE P & Z	01-40-7350	108.80	122
Total 00904143:				108.80	
00904145	01/04/2022	NOTICE P & Z	01-40-7350	246.80	122
Total 00904145:				246.80	
00905061	01/07/2022	BRIARCLIFF	01-45-7350	381.20	122
Total 00905061:				381.20	
Total CHAMPAIGN MULTIMEDIA GROUP (234):				736.80	
CHASTAIN & ASSOCIATES LLC (1754)					
8173-02	01/11/2022	ORGINAL CONTRACT	35-00-7142	2,930.78	122
Total 8173-02:				2,930.78	
Total CHASTAIN & ASSOCIATES LLC (1754):				2,930.78	
CIRCLE K (144)					
76953891	01/03/2022	CAR WASH	01-10-7454	44.00	122
Total 76953891:				44.00	
Total CIRCLE K (144):				44.00	
CIVIC SYSTEMS, LLC (203)					
CVC21390	01/04/2022	CIVIC SUPPORT	03-00-7120	7,034.00	122
Total CVC21390:				7,034.00	
Total CIVIC SYSTEMS, LLC (203):				7,034.00	
CLAUSS SPECIALTIES, INC. (158)					
5548	01/04/2022	PLOW TRUCK PARTS	01-20-7211	106.54	122
Total 5548:				106.54	
Total CLAUSS SPECIALTIES, INC. (158):				106.54	
COMMERCE BANK -COMMERCIAL CARDS (170)					
012022-1841	01/06/2022	LUNCH BUSINESS	01-30-7135	22.17	122
012022-1841	01/06/2022	POWER CORD	10-00-7135	176.88	122
012022-1841	01/06/2022	APPLE.COM	01-30-7130	.99	122
012022-1841	01/06/2022	MONITOR MOUNT	01-30-7322	7.99	122
012022-1841	01/06/2022	CAFE LIGHTS	01-30-7075	109.96	122
012022-1841	01/06/2022	LADDER	01-10-7075	85.44	122
012022-1841	01/06/2022	ADAPTERS	10-00-7135	19.53	122
Total 012022-1841:				422.96	
012022-1858	01/06/2022	MEMBERSHIP	01-40-7120	345.00	1221

Invoice	Invoice Date	Description	GL Account	Total Cost	GL Period
Total 012022-1858:				345.00	
012022-1890	01/06/2022	MEMBERSHIP	01-30-7126	435.00	122
Total 012022-1890:				435.00	
012022-1916	01/06/2022	SOFTWARE	11-00-7190	119.40	122
012022-1916	01/06/2022	TURKEY TROT	11-10-7200	31.28	122
012022-1916	01/06/2022	PMT FEE	11-00-7190	30.00	122
012022-1916	01/06/2022	SANTA LETTERS	11-10-7245	23.20	122
Total 012022-1916:				203.88	
012022-1924	01/06/2022	PD	01-10-7322	56.74	122
012022-1924	01/06/2022	DVD SLEEVES	01-10-7322	7.19	122
012022-1924	01/06/2022	BECKY PANTS	01-10-7401	54.95	122
012022-1924	01/06/2022	ALFONSO SHIRTS	01-10-7401	80.55	122
012022-1924	01/06/2022	ENVELOPES	01-10-7321	95.23	122
012022-1924	01/06/2022	INK PAD	01-10-7322	163.98	122
012022-1924	01/06/2022	TIK YOK	01-10-7371	150.00	122
012022-1924	01/06/2022	MEMBERSHIP DUES	01-10-7501	190.00	122
012022-1924	01/06/2022	INK PAD	01-10-7321	53.00	122
012022-1924	01/06/2022	SPOTLIGHT	01-10-7454	327.84	122
012022-1924	01/06/2022	PLANNER	01-10-7321	25.70	122
012022-1924	01/06/2022	CALENDAR	01-10-7321	11.81	122
012022-1924	01/06/2022	EVIDENCE BAGS	01-10-7321	115.00	122
012022-1924	01/06/2022	CREAMER	01-10-7321	13.40	122
012022-1924	01/06/2022	REFUND	01-10-7501	561.69	122
Total 012022-1924:				783.70	
012022-6353	01/06/2022	FLASHERS	01-20-7211	259.90	122
012022-6353	01/06/2022	HOCKEY	11-10-7210	84.26	122
012022-6353	01/06/2022	TRUSTEE-JOHNSON	01-30-7115	2.71	122
012022-6353	01/06/2022	1099 FORMS	01-30-7322	35.98	122
012022-6353	01/06/2022	TRASH CAN	11-00-7201	277.46	122
012022-6353	01/06/2022	LED LIGHTS	01-20-7211	170.06	122
012022-6353	01/06/2022	JOB POSTING	01-30-7355	100.00	122
012022-6353	01/06/2022	INK	01-30-7322	76.89	122
012022-6353	01/06/2022	BUS CARD ABBY	01-40-7322	28.68	122
012022-6353	01/06/2022	ENVELOPES	11-00-7322	9.99	122
012022-6353	01/06/2022	OFFICE SUPPLIES	01-40-7322	35.10	122
012022-6353	01/06/2022	SIGNATURE STAMP	01-30-7115	20.99	122
012022-6353	01/06/2022	TABLE -DAN	11-00-7201	207.96	122
012022-6353	01/06/2022	INK & PENS	03-00-7322	123.63	122
Total 012022-6353:				1,433.61	
Total COMMERCE BANK -COMMERCIAL CARDS (170):				3,624.15	
COX ELECTRIC MOTOR SERVICE INC. (183)					
26493.0	01/05/2022	COMPRESSOR AIR DRYER	03-00-7201	1,511.00	122
Total 26493.0:				1,511.00	
Total COX ELECTRIC MOTOR SERVICE INC. (183):				1,511.00	

Invoice	Invoice Date	Description	GL Account	Total Cost	GL Period
CUMMINS SALES AND SERVICE (202)					
Q1-44648.0	01/05/2022	GENERATOR MAINTENANCE	03-00-7260	427.98	122
Total Q1-44648.0:				427.98	
Total CUMMINS SALES AND SERVICE (202):				427.98	
DEAN'S GRAPHICS (215)					
36291	01/10/2022	WINDOW SIGN	11-00-7501	25.00	122
Total 36291:				25.00	
36821	01/10/2022	EVENT PARKING SIGNS	11-10-7245	53.60	122
Total 36821:				53.60	
Total DEAN'S GRAPHICS (215):				78.60	
DEARBORN NATIONAL LIFE INSURANCE CO. (220)					
01072022	01/11/2022	PD LIFE	01-10-7071	129.03	122
01072022	01/11/2022	SA LIFE	01-20-7071	46.92	122
01072022	01/11/2022	ADMIN LIFE	01-30-7071	35.19	122
01072022	01/11/2022	CD LIFE	01-40-7071	58.65	122
01072022	01/11/2022	ENG LIFE	01-45-7071	11.73	122
01072022	01/11/2022	WATER LIFE	02-00-7071	29.32	122
01072022	01/11/2022	SEWER LIFE	03-00-7071	29.33	122
01072022	01/11/2022	REC LIFE	11-00-7071	23.46	122
01072022	01/11/2022	PARK LIFE	12-00-7071	23.46	122
Total 01072022:				387.09	
Total DEARBORN NATIONAL LIFE INSURANCE CO. (220):				387.09	
ENVIRONMENTAL SOLUTIONS & SERVICES, INC. (248)					
47962	01/04/2022	PD CLEANING	01-10-7075	1,012.00	122
47962	01/04/2022	ADMIN CLEAN	01-30-7075	766.00	122
47962	01/04/2022	ENGINEERING OFFICE	01-45-7075	205.00	122
47962	01/04/2022	PARKS CLEAN	12-00-7075	185.50	122
47962	01/04/2022	SA CLEAN	01-20-7075	185.50	122
Total 47962:				2,354.00	
Total ENVIRONMENTAL SOLUTIONS & SERVICES, INC. (248):				2,354.00	
EVANS, FROELICH, BETH & CHAMLEY (250)					
01012022	01/12/2022	ADMIN	01-30-7314	5,731.00	122
01012022	01/12/2022	CD LEGAL	01-40-7314	8,749.44	122
01012022	01/12/2022	PD LEGAL	01-10-7314	141.00	122
01012022	01/12/2022	ENG LEGAL	01-45-7314	135.00	122
Total 01012022:				14,756.44	
Total EVANS, FROELICH, BETH & CHAMLEY (250):				14,756.44	
FASTENAL (261)					
ILCHA19602	01/05/2022	BOLTS	03-00-7211	45.63	122

Invoice	Invoice Date	Description	GL Account	Total Cost	GL Period
Total ILCHA196026.0:				45.63	
Total FASTENAL (261):				45.63	
FRONTIER (275)					
12/28/21	01/03/2022	PHONE SERVICES	01-10-7391	342.77	122
Total 12/28/21:				342.77	
12122	01/05/2022	2175864456	01-45-7391	46.50	122
12122	01/05/2022	2175864456	01-30-7391	164.90	122
12122	01/05/2022	2175864456	01-40-7391	131.89	122
12122	01/05/2022	2175867206	02-00-7391	46.98	122
12122	01/05/2022	2175866130	03-00-7391	51.50	122
12122	01/05/2022	2175863403	03-00-7391	46.81	122
12122	01/05/2022	2175902993	03-00-7391	51.50	122
12122	01/05/2022	2175866953	02-00-7391	46.81	122
12122	01/05/2022	2175864136	03-00-7391	51.64	122
12122	01/05/2022	2175867912	02-00-7391	46.81	122
12122	01/05/2022	2170470990	03-00-7391	94.13	122
12122	01/05/2022	2175863554	02-00-7391	176.86	122
12122	01/05/2022	2175863554	03-00-7391	176.86	122
12122	01/05/2022	2175863511	01-60-7391	161.75	122
Total 12122:				1,294.94	
Total FRONTIER (275):				1,637.71	
GASVODA & ASSOCIATES (281)					
INV2102372.	01/05/2022	PUMP IMPELLER	03-00-7211	1,481.41	122
Total INV2102372.0:				1,481.41	
Total GASVODA & ASSOCIATES (281):				1,481.41	
GFI DIGITAL, INC. (279)					
2122763.0	01/05/2022	CONTRACT	01-30-7211	109.37	122
Total 2122763.0:				109.37	
2122784	01/03/2022	COPIER	11-00-7060	63.12	122
2122784	01/03/2022	COPIER	01-20-7211	63.12	122
Total 2122784:				126.24	
2132877	01/12/2022	COLOR PRINTER	01-10-7330	47.83	122
Total 2132877:				47.83	
Total GFI DIGITAL, INC. (279):				283.44	
HAWKINS, INC. (308)					
6086187.0	01/05/2022	CHLORINE	02-00-7100	86.00	122
Total 6086187.0:				86.00	

Invoice	Invoice Date	Description	GL Account	Total Cost	GL Period
Total HAWKINS, INC. (308):				86.00	
HEALTH ALLIANCE (1412)					
921046	01/04/2022	HEALTH INS	01-00-2050	34,133.76	122
Total 921046:				34,133.76	
Total HEALTH ALLIANCE (1412):				34,133.76	
HINSHAW & CULBERTSON (322)					
12145005	01/12/2022	PROF SERVICES	33-00-7314	4,125.00	122
Total 12145005:				4,125.00	
Total HINSHAW & CULBERTSON (322):				4,125.00	
HUBER TECHNOLOGY, INC. (324)					
CD 1002217	01/05/2022	MICROSCREEN BRUSH	03-00-7211	416.45	122
Total CD 10022177.0:				416.45	
Total HUBER TECHNOLOGY, INC. (324):				416.45	
ILLINI F. S. INC (344)					
3011507	01/04/2022	PD FUEL	01-10-7451	644.41	122
3011507	01/04/2022	CD FUEL	01-40-7451	61.95	122
3011507	01/04/2022	WATER FUEL	02-00-7451	38.68	122
3011507	01/04/2022	SEWER FUEL	03-00-7451	38.96	122
Total 3011507:				784.00	
3011555	01/04/2022	PD FUEL	01-10-7451	433.39	122
3011555	01/04/2022	WATER FUEL	02-00-7451	58.70	122
3011555	01/04/2022	SEWER FUEL	03-00-7451	58.70	122
3011555	01/04/2022	REC FUEL	11-00-7451	50.75	122
Total 3011555:				601.54	
3011609	01/04/2022	PD FUEL	01-10-7451	204.90	122
3011609	01/04/2022	WATER FUEL	02-00-7451	76.80	122
3011609	01/04/2022	SEWER FUEL	03-00-7451	77.08	122
Total 3011609:				358.78	
Total ILLINI F. S. INC (344):				1,744.32	
INTERSTATE BATTERY (373)					
682033	01/03/2022	BATTERIS FOR 524 L LOADER	01-20-7211	243.90	122
Total 682033:				243.90	
Total INTERSTATE BATTERY (373):				243.90	
MAHOMET ACE HARDWARE (440)					
152022PR	01/05/2022	SHOP SUPPLIES	11-00-7100	133.88	122
Total 152022PR:				133.88	

Invoice	Invoice Date	Description	GL Account	Total Cost	GL Period
152022SA	01/05/2022	SHOP SUPPLIES	01-20-7375	233.31	122
Total 152022SA:				233.31	
152022WS	01/05/2022	SHOP SUPPLIES	02-00-7375	208.71	122
152022WS	01/05/2022	SHOP SUPPLIES	03-00-7375	208.71	122
Total 152022WS:				417.42	
Total MAHOMET ACE HARDWARE (440):				784.61	
MAHOMET AREA CHAMBER OF COMMERCE (448)					
6253	01/04/2022	MEMBERSHIP FEE	10-00-7120	1,000.00	122
Total 6253:				1,000.00	
Total MAHOMET AREA CHAMBER OF COMMERCE (448):				1,000.00	
MAHOMET LANDSCAPES (431)					
62302594.0	01/05/2022	REMOVE TREE/STUMP	01-20-7385	2,750.00	122
Total 62302594.0:				2,750.00	
Total MAHOMET LANDSCAPES (431):				2,750.00	
MAHOMET SMALL ENGINE (433)					
29960	12/22/2021	FILTER	01-20-7211	12.83	122
Total 29960:				12.83	
Total MAHOMET SMALL ENGINE (433):				12.83	
MAHOMET WATER/SEWER (430)					
010322-2034	01/04/2022	20349000	01-45-7391	33.28	122
Total 010322-203490:				33.28	
01062022 99	01/06/2022	PARKS WATER	12-00-7391	28.30	122
Total 01062022 9994800:				28.30	
013022-2051	01/04/2022	20511000	01-10-7391	58.18	122
Total 013022-205110:				58.18	
12022-99920	01/11/2022	999200000	01-20-7391	30.00	122
Total 12022-99920000:				30.00	
12022-99942	01/11/2022	999420000	12-00-7391	20.00	122
Total 12022-9994200:				20.00	
152021	01/05/2022	WATER	01-10-7075	10.00	122
Total 152021:				10.00	
162022 9994	01/06/2022	PARKS WATER	12-00-7391	10.00	122

Invoice	Invoice Date	Description	GL Account	Total Cost	GL Period
Total 162022 9994600:				10.00	
62022 99947	01/06/2022	PARKS WATER	12-00-7391	21.00	122
Total 62022 9994700:				21.00	
Total MAHOMET WATER/SEWER (430):				210.76	
MARTIN EQUIPMENT, INC. (455)					
607560.0	01/05/2022	EQUIPMENT MAINTENANCE	01-20-7211	819.72	122
Total 607560.0:				819.72	
Total MARTIN EQUIPMENT, INC. (455):				819.72	
MCCORMICK HEATING & AIR CONDITIONING (441)					
157894	01/03/2022	FURNACE INSTALLATION	34-00-7315	20,742.00	122
Total 157894:				20,742.00	
Total MCCORMICK HEATING & AIR CONDITIONING (441):				20,742.00	
MCMASTER-CARR (443)					
69795837.0	01/05/2022	LIFT ASSIST SPRINGS	03-00-7320	140.77	122
Total 69795837.0:				140.77	
Total MCMASTER-CARR (443):				140.77	
MCS OFFICE TECHNOLOGIES (444)					
01-692968	01/01/2022	MICROSOFT EXCHANGE PLAN	01-10-7330	85.00	122
Total 01-692968:				85.00	
01-693038	01/01/2022	MANAGED USER	01-10-7330	1,050.00	122
Total 01-693038:				1,050.00	
Total MCS OFFICE TECHNOLOGIES (444):				1,135.00	
MENARDS (459)					
22903.0	01/05/2022	SHOP HEATER REPAIR	01-20-7211	12.98	122
Total 22903.0:				12.98	
23297	01/06/2022	BUILDING SUPPLIES	01-30-7075	1,324.68	122
Total 23297:				1,324.68	
Total MENARDS (459):				1,337.66	
MIDWEST CONSTRUCTION RENTALS #1 (471)					
163130-2.0	01/05/2022	RENTAL	03-00-7232	51.05	122
Total 163130-2.0:				51.05	
163316-2.0	01/05/2022	EQUIPMENT RENTAL	01-20-7232	437.85	122

Invoice	Invoice Date	Description	GL Account	Total Cost	GL Period
Total 163316-2.0:				437.85	
163878-2	01/06/2022	CONCRETE TOOL	01-20-7375	135.50	122
Total 163878-2:				135.50	
Total MIDWEST CONSTRUCTION RENTALS #1 (471):				624.40	
MIKE JENSEN LANDSCAPE SERVICES (477)					
INV0208	01/04/2022	LEVEL SIDEWALKS	35-00-7400	9,000.00	122
Total INV0208:				9,000.00	
Total MIKE JENSEN LANDSCAPE SERVICES (477):				9,000.00	
MOTION INDUSTRIES, INC. (488)					
IL21-471078.	01/05/2022	PUMP BEARINGS	03-00-7211	142.37	122
Total IL21-471078.0:				142.37	
Total MOTION INDUSTRIES, INC. (488):				142.37	
MOTOROLA SOLUTIONS (489)					
8281262422	01/03/2022	2 MOBILE RADIOS	34-00-7313	5,228.88	122
Total 8281262422:				5,228.88	
Total MOTOROLA SOLUTIONS (489):				5,228.88	
MTK TECHNOLOGIES, INC. (494)					
26294b	01/05/2022	ADMIN	01-30-7130	519.50	122
26294b	01/05/2022	ADMIN BOARD	01-30-7115	68.00	122
26294b	01/05/2022	COMM DEV	01-40-7130	306.00	122
26294b	01/05/2022	ENG	01-45-7130	73.00	122
26294b	01/05/2022	PARKS	12-00-7120	113.50	122
26294b	01/05/2022	REC	11-00-7120	113.50	122
26294b	01/05/2022	TRANS	01-20-7120	84.00	122
26294b	01/05/2022	WATER	02-00-7120	84.50	122
26294b	01/05/2022	SEWER	03-00-7120	134.50	122
Total 26294b:				1,496.50	
26342b	01/05/2022	COMM DEV	01-40-7212	2,189.98	122
Total 26342b:				2,189.98	
Total MTK TECHNOLOGIES, INC. (494):				3,686.48	
NCPERS GROUP LIFE INSURANCE (359)					
3850012022	01/04/2022	GROUP LIFE	01-00-2070	140.00	122
Total 3850012022:				140.00	
Total NCPERS GROUP LIFE INSURANCE (359):				140.00	
NEWS GAZETTE (506)					
2152021	01/10/2022	ADMIN	01-30-7350	120.00	122

Invoice	Invoice Date	Description	GL Account	Total Cost	GL Period
Total 2152021:				120.00	
Total NEWS GAZETTE (506):				120.00	
OMNI SITE (517)					
83228.0	01/05/2022	LIFT STATION CELL	03-00-7391	552.00	122
Total 83228.0:				552.00	
Total OMNI SITE (517):				552.00	
ORKIN PEST CONTROL (518)					
221135758 2	01/03/2022	PEST CONTROL	01-10-7075	104.00	122
Total 221135758 222265196:				104.00	
Total ORKIN PEST CONTROL (518):				104.00	
P & P HEATING AND COOLING (524)					
4227.0	01/05/2022	FURNANCE REPAIR	03-00-7080	411.82	122
Total 4227.0:				411.82	
4359.0	01/05/2022	FURNACE REPAIR	03-00-7080	746.89	122
Total 4359.0:				746.89	
Total P & P HEATING AND COOLING (524):				1,158.71	
PDC LABORATORIES, INC. (523)					
I9493350.0	01/05/2022	COLIFORM TESTING	02-00-7315	20.00	122
Total I9493350.0:				20.00	
I9493478.0	01/05/2022	COLIFORM TESTING	02-00-7315	20.00	122
Total I9493478.0:				20.00	
I9493479.0	01/05/2022	COLIFORM TESTING	02-00-7315	20.00	122
Total I9493479.0:				20.00	
I9493480.0	01/05/2022	COLIFORM TESTING	02-00-7315	20.00	122
Total I9493480.0:				20.00	
I9493765.0	01/05/2022	COLIFORM TESTING	02-00-7315	100.00	122
Total I9493765.0:				100.00	
I9494902	01/04/2022	COLIFORM TESTING	02-00-7315	20.00	122
Total I9494902:				20.00	
Total PDC LABORATORIES, INC. (523):				200.00	

Invoice	Invoice Date	Description	GL Account	Total Cost	GL Period
PITNEY BOWES, INC. (535)					
3105259610	01/04/2022	ADMIN	01-30-7341	57.68	122
3105259610	01/04/2022	WATER	02-00-7341	57.68	122
3105259610	01/04/2022	SEWER	03-00-7341	57.68	122
Total 3105259610:				173.04	
Total PITNEY BOWES, INC. (535):				173.04	
PREMIER PRINT GROUP (545)					
11222	01/06/2022	POSTAGE	11-00-7350	1,420.38	122
11222	01/06/2022	POSTAGE	11-00-7350	1,420.38-	122
Total 11222:				.00	
Total PREMIER PRINT GROUP (545):				.00	
PROGRESSIVE CHEMICAL & LIGHTING INC. (548)					
51873	01/05/2022	SHOP SUPPLIES	01-20-7375	460.65	122
Total 51873:				460.65	
Total PROGRESSIVE CHEMICAL & LIGHTING INC. (548):				460.65	
RAY O'HERRON CO.,INC. (563)					
2166252	01/05/2022	DAVIS, UNIFORMS	01-10-7355	1,579.85	122
Total 2166252:				1,579.85	
2166441	01/05/2022	PANTS DAVIS	01-10-7355	92.47	122
Total 2166441:				92.47	
Total RAY O'HERRON CO.,INC. (563):				1,672.32	
SAMUEL JOHN JAMES (1381)					
VOM-01-14	01/04/2022	PLANNING	01-40-7017	990.00	122
Total VOM-01-14:				990.00	
Total SAMUEL JOHN JAMES (1381):				990.00	
SANGAMON ON MAIN LLC (1650)					
01112022	01/11/2022	LEASE PAYMENT	11-10-7420	2,000.00	122
Total 01112022:				2,000.00	
Total SANGAMON ON MAIN LLC (1650):				2,000.00	
SANGAMON VALLEY PUBLIC WATER DISTRICT (588)					
01202022	01/04/2022	WATER/SEWER	12-00-7391	11.39	122
01202022	01/04/2022	WATER/SEWER	01-20-7391	22.77	122
Total 01202022:				34.16	
Total SANGAMON VALLEY PUBLIC WATER DISTRICT (588):				34.16	

Invoice	Invoice Date	Description	GL Account	Total Cost	GL Period
SCHNUCKS (1529)					
697.0	01/05/2022	SANTA LETTERS	11-10-7245	6.87	122
697.0	01/05/2022	PD ACADEMY	11-00-7501	65.36	122
697.0	01/05/2022	DISTILLED WATER	03-00-7312	5.94	122
Total 697.0:				78.17	
Total SCHNUCKS (1529):				78.17	
SCHOONOVER SEWER SERVICE (593)					
183407.0	01/05/2022	CAMERA STORM DRAIN	01-20-7130	460.00	122
Total 183407.0:				460.00	
Total SCHOONOVER SEWER SERVICE (593):				460.00	
SECURITAS ELECTRONIC SECURITY INC (1662)					
7000874562	01/04/2022	SECURITY SYSTEM	01-10-7075	240.00	122
Total 7000874562:				240.00	
Total SECURITAS ELECTRONIC SECURITY INC (1662):				240.00	
TEPPER ELECTRIC (637)					
1003-103834	01/05/2022	BUILDING MAINT	01-20-7075	29.51	122
Total 1003-1038340.0:				29.51	
1003-103947	01/07/2022	ELECTRICAL WIRE	01-20-7375	197.26	122
Total 1003-1039473:				197.26	
Total TEPPER ELECTRIC (637):				226.77	
UNITED STATES POST OFFICE (675)					
011222	01/06/2022	POSTAGE	11-00-7350	1,420.38	122
Total 011222:				1,420.38	
Total UNITED STATES POST OFFICE (675):				1,420.38	
UPS (684)					
0000Y8V675	01/05/2022	SHIPPING CHARGES	02-00-7315	34.41	122
Total 0000Y8V67511.0:				34.41	
Total UPS (684):				34.41	
USA BLUE BOOK (665)					
817684.0	01/05/2022	SUSPENDERS/WADER	02-00-7375	35.68	122
Total 817684.0:				35.68	
Total USA BLUE BOOK (665):				35.68	
VERIZON WIRELESS (693)					
9895452264	01/03/2022	TYLER CONNECTION	01-10-7330	409.08	122

Invoice	Invoice Date	Description	GL Account	Total Cost	GL Period
Total 9895452264:				409.08	
Total VERIZON WIRELESS (693):				409.08	
VSP (687)					
JAN 2022	01/04/2022	VISION PLAN	01-00-2050	521.65	122
Total JAN 2022:				521.65	
Total VSP (687):				521.65	
VULCAN CONSTRUCTION MATERIALS (702)					
32826161.0	01/05/2022	ROCK	02-00-7455	313.49	122
Total 32826161.0:				313.49	
32834579	01/03/2022	ROCK	02-00-7455	650.07	122
Total 32834579:				650.07	
Total VULCAN CONSTRUCTION MATERIALS (702):				963.56	
WATER PRODUCTS CO. OF ILLINOIS, INC. (705)					
0622093.0	01/05/2022	PVC TUBING	02-00-7455	162.00	122
Total 0622093.0:				162.00	
Total WATER PRODUCTS CO. OF ILLINOIS, INC. (705):				162.00	
WEINMANN'S CULLIGAN (708)					
12/31/2021	01/03/2022	DRINKING WATER	01-10-7321	34.75	122
Total 12/31/2021:				34.75	
Total WEINMANN'S CULLIGAN (708):				34.75	
YONG'S EMBROIDERY, INC. (1375)					
1/3/22	01/03/2022	ALFONSO SHIRT	01-10-7401	95.00	122
Total 1/3/22:				95.00	
11/17/21	01/03/2022	WARD SHIRT	01-10-7401	75.00	122
Total 11/17/21:				75.00	
Jan/5/2022	01/05/2022	RICH SHIRTS	01-10-7401	100.00	122
Total Jan/5/2022:				100.00	
Total YONG'S EMBROIDERY, INC. (1375):				270.00	
Grand Totals:				175,435.2	

<u>GL Period</u>	<u>Amount</u>
01/22	175,090.23
12/21	345.00
Grand Totals:	<u>175,435.23</u>

Vendor number hash: 57931
Vendor number hash - split: 87636
Total number of invoices: 117
Total number of transactions: 220

<u>Terms Description</u>	<u>Invoice Amount</u>	<u>Discount Amount</u>	<u>Net Invoice Amount</u>
Open Terms	175,435.23	.00	175,435.23
Grand Totals:	<u>175,435.23</u>	<u>.00</u>	<u>175,435.23</u>

2020 CHART OF ACCOUNTS

#01-00	GENERAL CORPORATE
#01-10	POLICE
#01-20	STREETS & ALLEY
#01-30	ADMINISTRATION
#01-40	COMMUNITY DEVELOPMENT
#01-45	PUBLIC WORKS DEPARTMENT
#01-60	ESDA
#02-00	WATER OPERATIONS
#03-00	WASTEWATER OPERATIONS
#04-00	WASTEWATER CAPITAL IMPROVEMENT
#05-00	WATER CAPITAL IMPROVEMENT
#06-00	WATER/SEWER BOND FUND
#10-00	ECONOMIC DEVELOPMENT
#11-00	RECREATION
#12-00	PARKS
#16-00	MOTOR FUEL TAX
#17-00	IMRF
#18-00	POLICE PENSION
#19-00	SOCIAL SECURITY
#22-00	INSURANCE
#25-00	FORFEITED FUND/FEDERAL
#26-00	FORFEITURE FUND
#27-00	BOND ISSUE
#28-00	UTILITY TAX
#32-00	2012A & 2012B DEBT SERVICE-TIF
#33-00	TIF
#34-00	CRF/VRF
#35-00	TRANSPORTATION SYSTEM/CAPITAL IMPROVEMENT
#37-00	WWTP EXPANSION
#39-00	BOND ISSUE 2003-B
#40-00	E-PAY
#46-00	TRANSPORTATION/CONSTRUCTION
#47-00	TRANSPORTATION BOND
#48-00	FIBER



MEMORANDUM
TO THE
BOARD OF TRUSTEES

ITEM: Conditional Use Permit – Vision South 1st Sub Lot 1102R - CU2022-02	DEPARTMENT: Community Development
AGENDA SECTION: Community Development	AMOUNT: n/a
ATTACHMENTS: (X) Property Aerial / Zoning Map (X) Resolution (X) Site plan (2 pages) (X) Exhibit – Allowed Uses (X) Project information (6 pages)	DATE: for Study Session January 18, 2022

INTRODUCTION / SITE LOCATION:

The Board is asked to consider a conditional use to establish three (3) mixed use commercial buildings located at 1826 Patton Drive. The petitioner would like to construct three (3) new mixed use commercial buildings and associated parking. The site is located on the north side of Patton Drive south of Oak Street and approximately 845 feet east of Churchill Road and includes one (1) 1.99± acre lot, Vision South First Subdivision Lot 1102R, zoned C-2 General Commercial District. The subject property has an approved site plan for the construction of one (1) commercial building. The petitioner is asking for additional principle uses within the currently approved commercial building along with two (2) additional mixed use commercial buildings.

CONDITIONAL USE REQUEST DETAILS:

The subject property is zoned C-2 General Commercial. The proposed mix of commercial uses requires a conditional use permit in the C-2 zoning district (152.028(B)(12)). The subject property has access from Patton Drive. No direct access to Oak Street (US 150) is permitted due to access control by IDOT. The petitioner intends to utilize one (1) shared driveway access which lines up with one of the drive accesses for the property to the south and tie internal site circulation to the lot to the west. Sidewalks exist along the frontage of both Oak Street and Patton Drive.

Some uses within the C2 zoning district could be considered less desirable in this area. The PZC adopted a resolution which limits the permitted uses to those listed on the attached exhibit of allowed uses.

PRIOR BOARD ACTION:

- **May 2017** – Rezoned property from RS (R-1A) to R3 (R-3C) and C2 (BOT Ord. 17-05-01).
- **November 2017** – Vision South first Subdivision Preliminary Plat approved (BOT Res. 17-11-01)
- **September 2018** – Vision South First Subdivision Final Plat approved (BOT Res. 18-09-04).
- **September 2019** – Legal description error caused rezoning to be readvertised. Resulting zoning same as presented with May 2017 rezoning request (BOT Ord. 19-09-03).

COMMUNITY INPUT: Public Hearing was held and closed by the PZC on January 4, 2022. No one from the public provided comments related to the Conditional Use request. Since the PZC meeting written comments were submitted and distributed to the BOT from the residential property owner across Oak Street, directly north of the proposed development. The property owners expressed concerns over the removal of the parking lot landscaping requirement.

BUDGET IMPACT: None.

STAFF IMPACT: If approved, Staff would process a site development plan review, associated building permits and oversee site development construction.

PERMIT CONDITIONS: Village staff recommend conditions be imposed on the requested conditional use permit. The PZC adopted their resolution with the conditions as suggested by Village staff with the exception of item 2 (listed below and striken) related to a requirement for a parking lot landscaping plan.

Conditions as recommended by Staff to the PZC are as follows:

1. Site development must substantially comply with the Site Plan as presented to the PZC (Site Plan dated January 4, 2022).
- ~~2. Landscaping plan must be submitted which provides a perimeter parking lot buffering.~~
3. Only exterior lighting fixtures that are full cut-off / fully shielded which minimizes skyglow, glare and light trespass will be allowed.
4. A shared use monument style freestanding sign of up to 75 sq ft in area and a maximum of six (6) feet in height will be permitted along the frontage of Oak Street. No other freestanding signage allowed along the frontage of Oak Street.
5. Permitted uses are allowed as listed on the attached Exhibit Conditional Use Permit – Allowed Uses.
6. The site must obtain Site Development Plan approval prior to the start of any site construction and be fully compliant prior to any new building permit application or occupancy permit application.
7. All activities must be carried out in accordance with the appropriate Village, State, and Federal permits and rules and regulations. Any conflicts between the permit applications and the Site Plan must be resolved with the appropriate agencies.
8. The site must comply with all applicable provisions of the Zoning Ordinance.

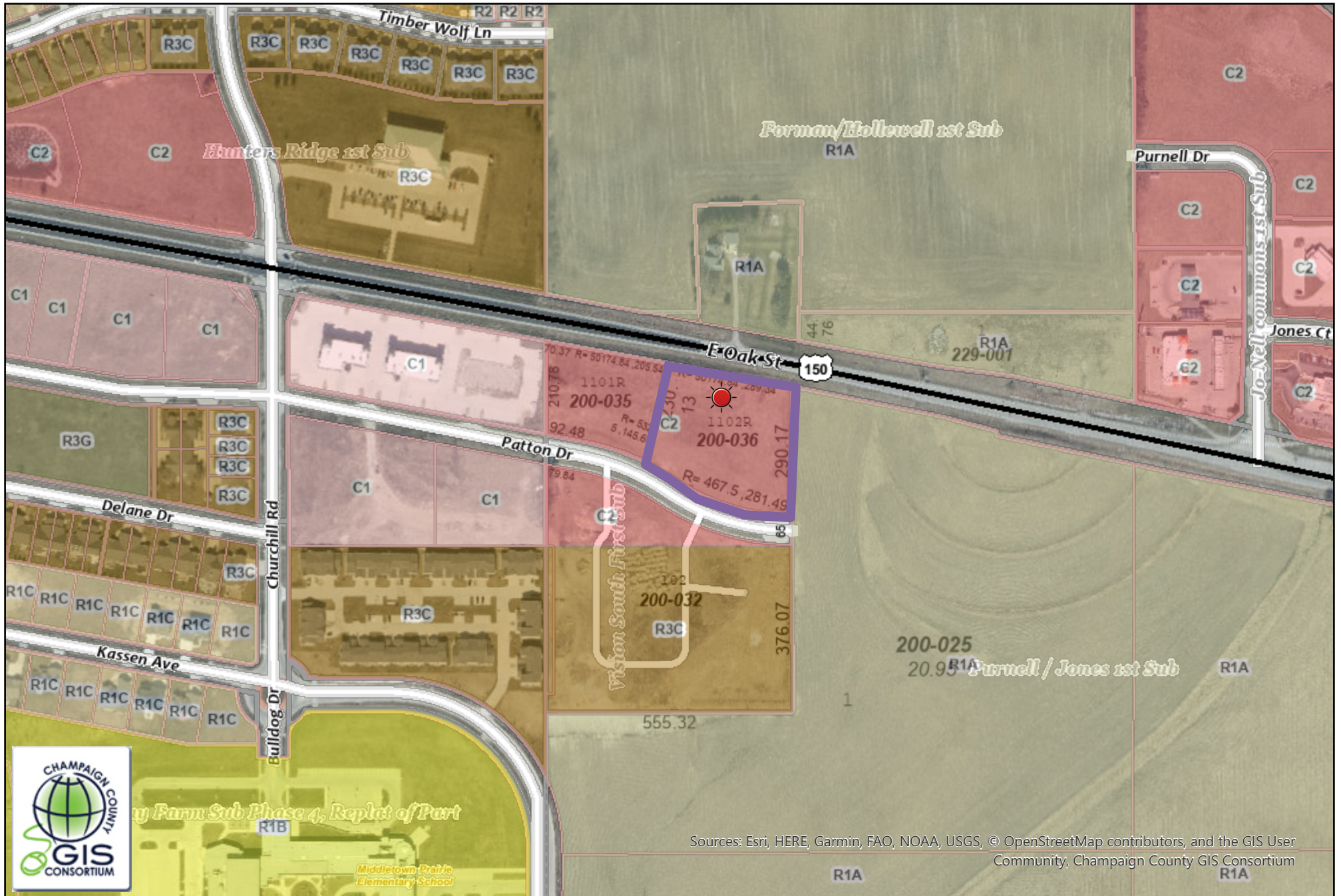
ALTERNATIVES:

1. APPROVE – The BOT can adopt conditions and findings of fact as recommended by the PZC.
2. APPROVE – *Staff Recommendation* - The BOT can adopt conditions and findings of fact as recommended by the PZC with the addition of the following staff suggested condition related to parking lot screening (Condition h on attached resolution):
Perimeter parking lot landscape buffer must be installed and maintained which reasonably and sufficiently provides screening of the parking areas from adjacent properties and public rights-of-way. A landscaping plan must be submitted and approved by the Village Planner which provides a perimeter parking lot landscape buffer.
3. DENY

RECOMMENDATION: PZC passed unanimously a resolution to recommend approval of the conditional use permit request with certain conditions. A resolution is attached which reflects the PZC conditions and findings of fact with the addition of staff suggested language related to perimeter parking lot landscaping. If desired, the BOT should direct staff to make changes to the resolution.

DEPARTMENT HEAD APPROVAL: <i>/s/ Kelly Pfeifer, Village Planner</i>	VILLAGE ADMINISTRATOR: <i>/s/ Patrick Brown</i>
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CU2022-01 VS lot 1102R Mixed Use Commercial



Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Champaign County GIS Consortium



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RESOLUTION 22-01- ____

**A Resolution Concerning a Conditional Use Permit for a mixed-use commercial development
in the C-2 General Commercial District**

- WHEREAS,** the Board of Trustees of the Village of Mahomet, pursuant to authority conferred by the statutes of the State of Illinois, has established certain standards and procedures for zoning establishment and amendment within the Corporate Limits of the Village of Mahomet; and,
- WHEREAS,** the Petitioner, Tabeling Development Co LLC, requested a conditional use permit be granted under the terms of the Village Zoning Ordinance to allow for a mixed-use commercial development on land located within the C-2 General Commercial District; and,
- WHEREAS,** the subject project is located on the north side of Patton Drive south of Oak Street and approximately 845 feet east of Churchill Road and the legal description for the proposed Conditional Use Permit is as follows:
- Lot 1102R of Replat of Lot 101 Vision South First Subdivision recorded as Document 2021R27374 in the Office of the Recorder for Champaign County, Illinois
- WHEREAS,** the Village Planner, Village Administrator, Village Engineer, and Village Attorney have provided technical background information, review, and analysis regarding the requested conditional use amendment; and,
- WHEREAS,** a Public Hearing concerning the proposed Conditional Use Permit was held on January 4, 2022 by the Plan and Zoning Commission to solicit evidence and testimony from the public; and,
- WHEREAS,** the Plan and Zoning Commission reviewed the evidence and testimony submitted, considered the factual evidence regarding the subject request, and adopted a resolution indicating a recommendation to grant the conditional use subject to certain conditions; and,
- WHEREAS,** the Board of Trustees reviewed the evidence and testimony submitted and considered the factual evidence regarding the subject request.

BE IT THEREFORE RESOLVED this 25th day of January, 2022, by the Board of Trustees of the Village of Mahomet, that:

1. The Board of Trustees does hereby **GRANT** the requested Conditional Use Permit for establishment of a mixed-use commercial development at the above described property.
2. The Board of Trustees does further hereby confirm that the conditional use be subject to the following conditions:
 - a. Site development must substantially comply with the Site Plan as presented to the PZC (Site Plan dated January 4, 2022).
 - b. Only exterior lighting fixtures that are full cut-off / fully shielded which minimizes skyglow, glare and light trespass will be allowed.
 - c. A shared use monument style freestanding sign of up to 75 sq ft in area and a maximum of six (6) feet in height will be permitted along the frontage of Oak Street. No other freestanding signage allowed along the frontage of Oak Street.
 - d. Permitted uses are allowed as listed on the attached Exhibit Conditional Use Permit – Allowed Uses.
 - e. The site must obtain Site Development Plan approval prior to the start of any site construction and be fully compliant prior to any new building permit application or occupancy permit application.

- f. All activities must be carried out in accordance with the appropriate Village, State, and Federal permits and rules and regulations. Any conflicts between the permit applications and the Site Plan must be resolved with the appropriate agencies.
 - g. The site must comply with all applicable provisions of the Zoning Ordinance.
 - h. Perimeter parking lot landscape buffer must be installed and maintained which reasonably and sufficiently provides screening of the parking areas from adjacent properties and public rights-of-way. A landscaping plan must be submitted and approved by the Village Planner which provides a perimeter parking lot landscape buffer.
3. The Board of Trustees does hereby confirm the following findings of fact regarding the requested Conditional Use Permit amendment:
- a. The establishment, maintenance, or operation of the Conditional Use **WILL NOT** be detrimental to or endanger the public health, safety, morals, comfort or general welfare;
 - b. The conditional use **WILL NOT** be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted nor substantially diminish and impair property values within the neighborhood;
 - c. The establishment of the conditional use **WILL NOT** impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
 - d. Adequate utilities, access roads, drainage, and/or other necessary facilities **WILL** be provided;
 - e. The conditional use **DOES** in all other respects conform to the applicable regulations of the district in which it is located;
 - f. There **IS** a public necessity for the conditional use at this site;
 - g. The proposed conditional use **DOES** conform with the intent of the Village Comprehensive Plan.
 - h. The proposed conditional use **WILL** be compatible with the established land use pattern in the vicinity.
 - i. The site **IS** suitable for the proposed conditional use.
 - j. The proposed conditional use **WILL NOT** significantly adversely impact existing traffic patterns.
 - k. Adequate facilities for municipal water supply and wastewater disposal **ARE** available for the site.
 - l. Adequate provisions for stormwater drainage **ARE** available for the site.
 - m. The proposed conditional use **WILL NOT** adversely impact police protection, fire protection, schools, or public facilities.

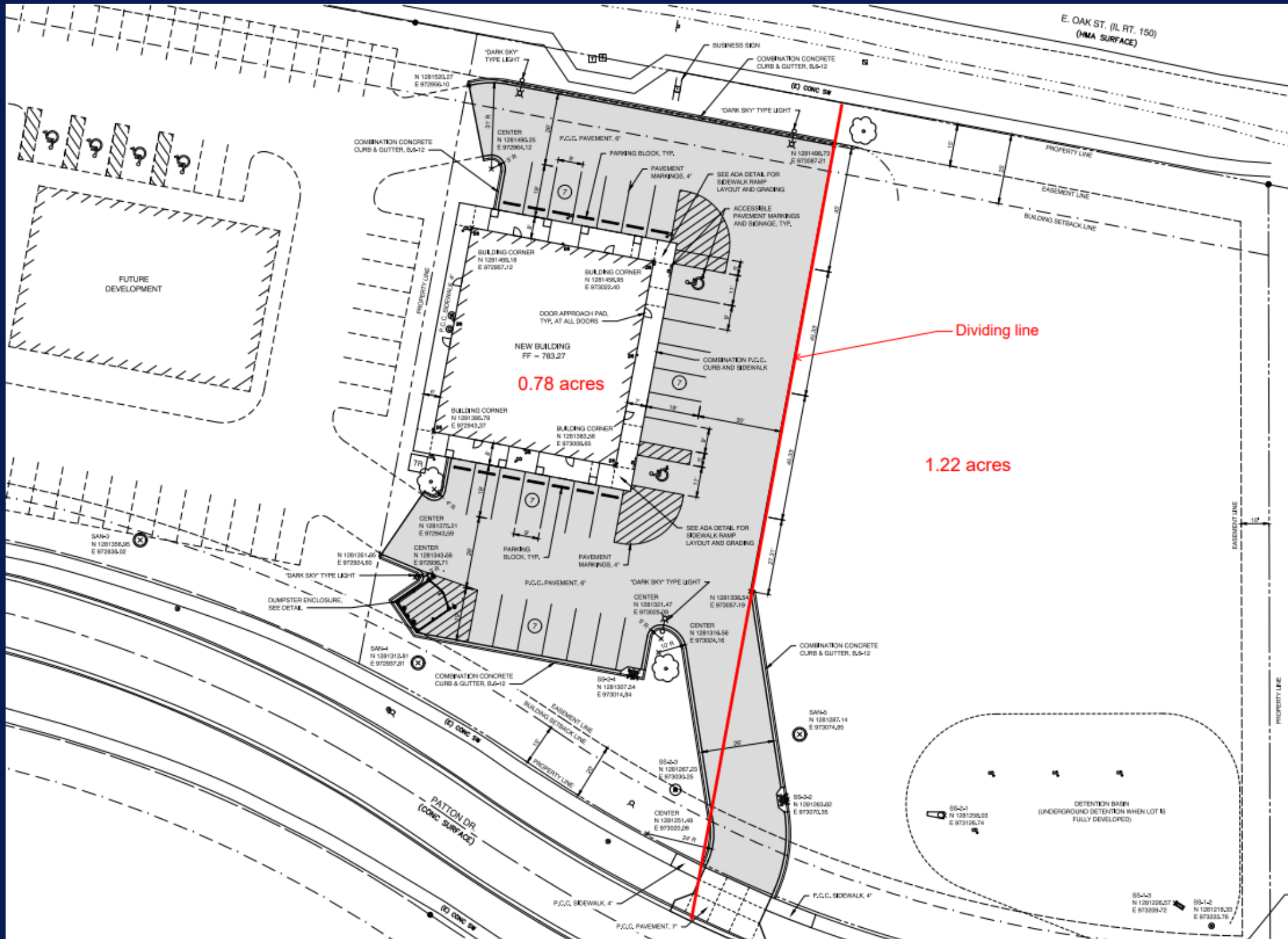
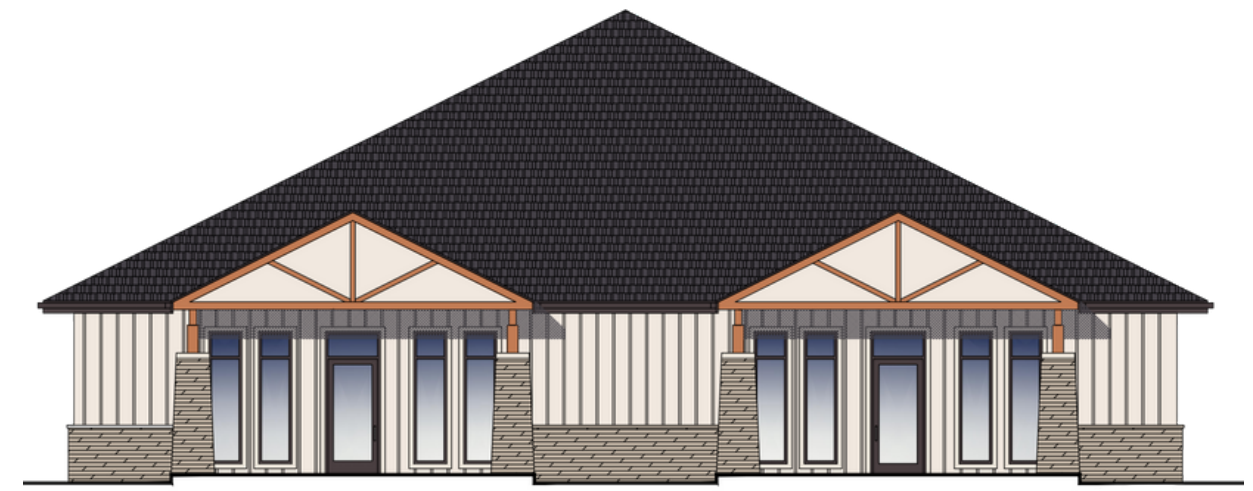
- n. The proposed conditional use **WILL NOT** conflict with existing public commitments for planned public improvements.
 - o. The proposed conditional use **WILL** preserve the essential character of the neighborhood in which it is located.
 - p. The proposed conditional use **WILL NOT** alter the population density pattern and **WILL NOT** adversely impact public facilities.
 - q. The proposed conditional use **WILL** result in private investment that will be beneficial to the proper development of the community.
4. The approval recommended above shall be subject to the fulfillment of the conditions set forth in Item 2 above. In the event that these conditions are not fulfilled, the Conditional Use Permit shall become void and no occupancy permit for the project may be issued, or the occupancy permit previously issued may be revoked.

Sean Widener, President
Board of Trustees
Village of Mahomet

Attest:

Village Clerk

VISION SOUTH COMMERCIAL CENTER



- Just under 5,000sqft
- Up to 4 units
- One unit pre-leased to a local salon

Phase One will contain 0.78 acres and the building shown. Future phases will contain up to two additional commercial buildings.



FUTURE PHASE

- Two pad sites available, can combine if needed.
- Total of 1.22 acres.
- Max of 7,670sqft each approved for two buildings
- Frontage on US 150 and Patton Dr
- Zoned C2 for general commercial use
- Shared parking lot



Shown above is a potential building elevation for the future phase.



EXHIBIT

CONDITIONAL USE PERMIT – ALLOWED USES

1826 Patton Drive – South of Oak Street approximately 845 feet east of Churchill Road.

1. Church;
2. Bank or financial institution;
3. Dressmaking, tailoring, shoe repairing, repair of household appliances and bicycles, catering, and other uses of a similar character;
4. Office or office buildings;
5. Personal service uses including barber shop, beauty parlor, photographic or art studio, newspaper, florist, laundry service, animal grooming and other uses of a similar character;
6. 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;
7. Restaurants, cafeterias, bars and taverns, donut/bakery shop and other uses of a similar character;
8. Computer and personal electronics sales and repair;
9. Private indoor recreational or fitness facility;
10. Specialty retail store, such as apparel, jewelry, book, shoe, stationary, antique and other similar stores;
11. Dancing or music academy;
12. Display and salesroom;
13. Laboratory, research, experimental or testing;
14. Property rental or real estate agency;
15. Grocery store;
16. Drive-through or drive-in facility, see standards in § 152.053;
17. Medical, chiropractic, eye, or dental clinic;
18. Heating and air conditioning sales and service;
19. Private club or lodge;
20. Car wash;
21. Convenience store without gasoline sales;
22. Bakery for off-site sales;
23. Mixed-use;
24. Micro-brewery;



Vision
South

Mahomet, IL
Commercial Development

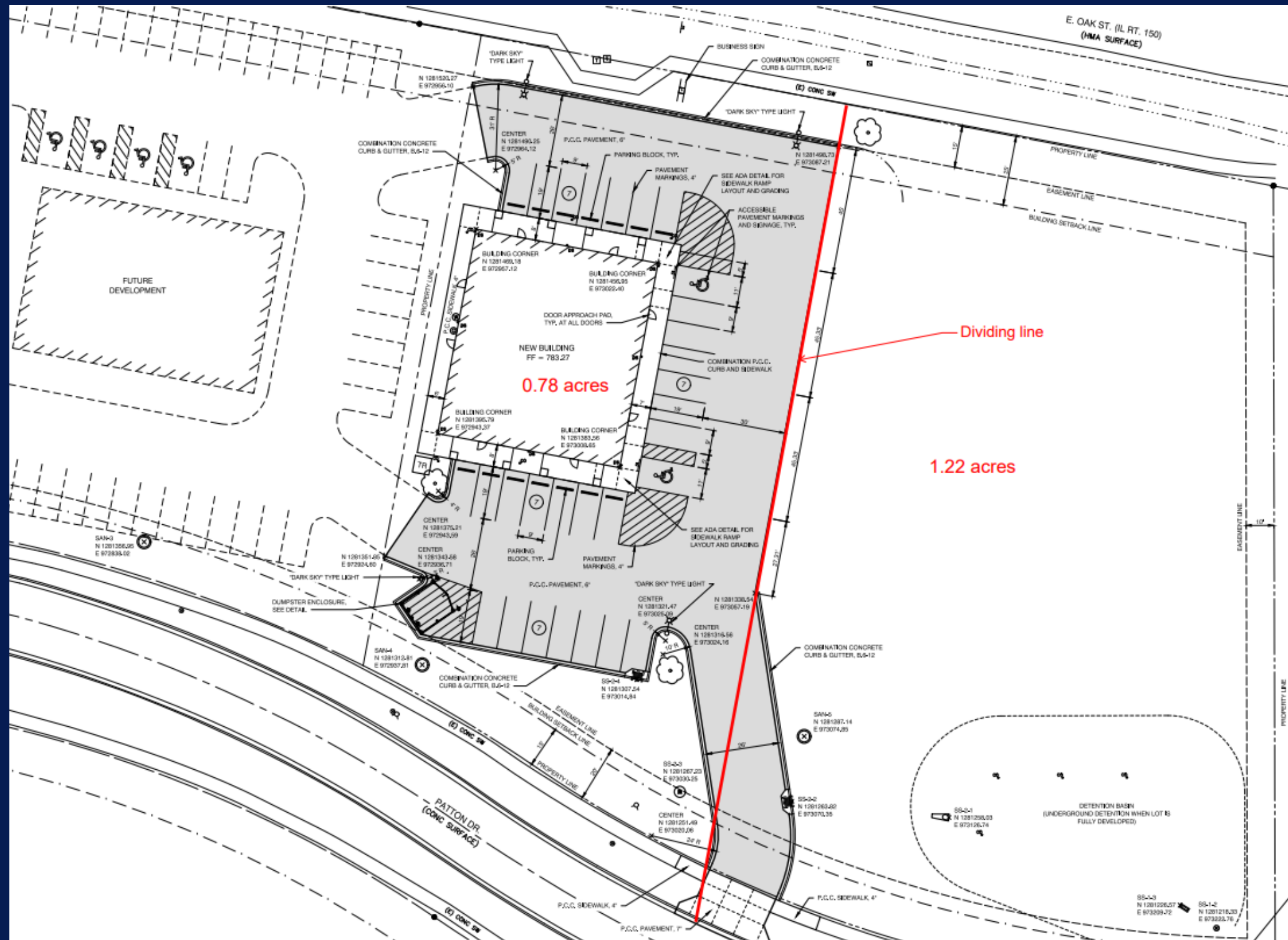
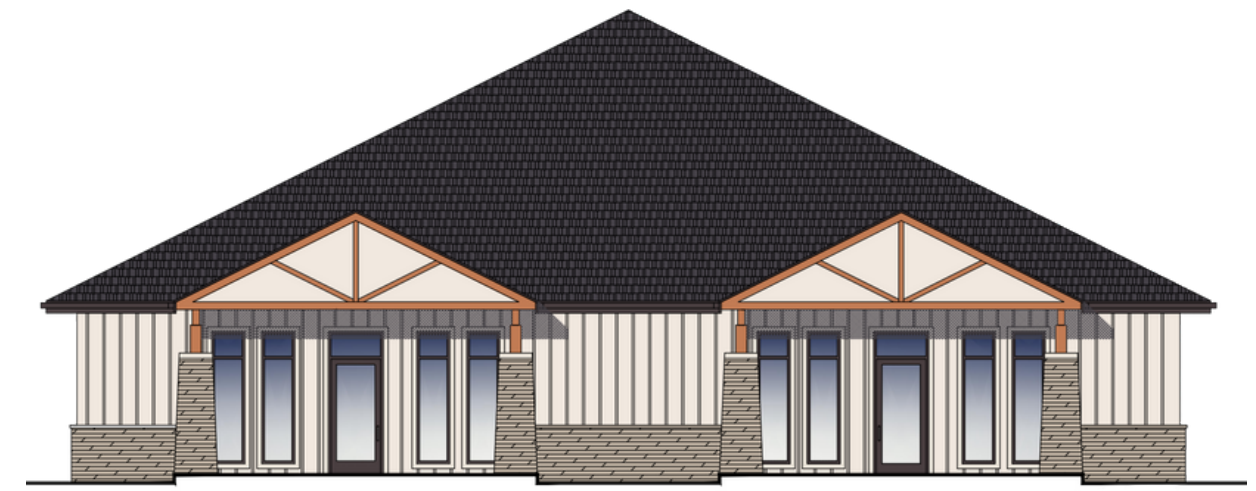
PROPERTY DETAILS

Vision
South

- Vision South Commercial Center with upcoming shell building and pad sites
- Frontage on US 150, less than half a mile from I-74 exit
- Site is zoned C2



VISION SOUTH COMMERCIAL CENTER



- Just under 5,000sqft
- Up to 4 units
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Phase One will contain 0.78 acres and the building shown. Future phases will contain up to two additional commercial buildings.



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Shown above is a potential building elevation for the future phase.



CONTACT US

austin@tabelingco.com

The logo consists of a dark blue square with a white border, containing the text "Vision South" in white, bold, sans-serif font.

**Vision
South**

[\(217\)722-4859](tel:(217)722-4859)

www.tabelingco.com



**Tabeling
Development**



MEMORANDUM
TO THE
BOARD OF TRUSTEES



ITEM: Conditional Use Permit – Vision South 1st Sub Lot 102 CU2022-02	DEPARTMENT: Community Development
AGENDA SECTION: Community Development	AMOUNT: n/a
ATTACHMENTS: (X) Property Aerial / Zoning Map (X) Resolution (X) Site plan (1 page) (X) Landscaping Plan (2 pages) (X) Updated project information (14 pages)	DATE: for Study Session January 18, 2022

INTRODUCTION / SITE LOCATION:

The Board is asked to consider a conditional use to establish a multiple-family residential development with an office / clubhouse building, 18 single-home units and eight (8) townhome buildings of four (4) residential units each for a total of 50 residential units. The site is located on the south side of Patton Drive approximately 650 east of Churchill Road and includes one 5.74± acre lot zoned R-3C Multiple-Family Residential (4.81± AC) and C-2 General Commercial District (1.06± AC). The subject property has an approved site plan for the construction of the office building / clubhouse and ten (10) single-home units as allowed in ZO 152.055. The petitioner is asking for an additional 40 residential units as part of this Conditional Use Permit request. The petitioner has provided updated project information, which is attached.

CONDITIONAL USE REQUEST DETAILS:

The subject property is split zoned R3C Multiple-Family Residential and C2 General Commercial. The proposed multi-family residential development and the proposed dwellings on commercially zoned property requires a conditional use permit in the R-3C and C-2 zoning districts (152.028(B)(1) and 152.031(B)(23)). There are two (2) existing approved access drives into Patton Drive for this project which make a private circle drive named Vision Circle. All structures will be addressed off of Vision Circle.

Text below copied from the Village Zoning Ordinance related to multiple-family residential developments:

§152.055 STANDARDS FOR MULTIPLE- FAMILY RESIDENTIAL DEVELOPMENT.

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

A. Development standards:

- 1) Maximum building height: 2 stories and 30 feet.

- 2) Minimum building setback: Front 25 feet, side 25 feet, and rear 25 feet.
 - 3) HVAC equipment: No HVAC equipment shall be visible from adjacent property lines including surrounding rights-of-way. Landscaping or fence screening may be provided but only when approved by the Village Planner.
 - 4) Dumpsters shall be screened via a privacy fence.
- B. Perimeter landscaping requirements:
- 1) Minimum landscaping: One shade tree and three shrubs must be planted and maintained within the building setback for every 40 linear feet along the length of the property lines.

The landscaping plan presented to the PZC provides a total of 38 trees, 108 shrubs, and 183 ground cover / perennials / ornamental grasses. The landscaping shown along the Patton Drive frontage exceeds the one (1) tree and three (3) shrub requirement per 40 feet of property line length (minimum 15 trees and 45 shrubs along Patton Drive). The property has approximately 2079 feet of property line length which, if the site was able to develop according to ZO 152.055, would require a minimum of 52 trees and 156 shrubs. Ground cover, perennials and ornamental grasses are not considered in the perimeter landscaping requirements but could be substituted to satisfy landscaping requirements. The PZC adopted a resolution with a condition which requires the installation of landscaping per the submitted landscaping plan.

Since the PZC meeting, the applicant has submitted updated project information via a new presentation. See attached.

PRIOR BOARD ACTION:

- **May 2017** – Rezoned property from RS (R-1A) to R3 (R-3C) and C2 (BOT Ord. 17-05-01).
- **November 2017** – Vision South first Subdivision Preliminary Plat approved (BOT Res. 17-11-01)
- **September 2018** – Vision South First Subdivision Final Plat approved (BOT Res. 18-09-04).
- **September 2019** – Legal description error caused rezoning to be readvertised. Resulting zoning same as presented with May 2017 rezoning request (BOT Ord. 19-09-03).

COMMUNITY INPUT: Public Hearing was held and closed by the PZC on January 4, 2022. No one from the public provided comments related to the Conditional Use request.

BUDGET IMPACT: None.

STAFF IMPACT:

If approved, Staff would process a site development plan review, associated building permits and oversee site development construction.

PERMIT CONDITIONS: Village staff recommend conditions be imposed on the requested conditional use permit. The PZC adopted their resolution with the conditions as suggested by Village staff. The conditions are as follows:

1. Site development must substantially comply with the Site Plan as presented to the PZC (Site Plan dated January 4, 2022).
2. Site landscaping must substantially comply with the Landscaping Plan as presented to the PZC (Landscaping Plan dated January 4, 2022)

3. The site must obtain Site Development Plan approval prior to the start of any site construction and maintain compliance prior to any application for building or occupancy permit.
4. All activities must be carried out in accordance with the appropriate Village, State, and Federal permits and rules and regulations. Any conflicts between the permit applications and the Site Plan must be resolved with the appropriate agencies.
5. The site must comply with all applicable provisions of the Zoning Ordinance.

ALTERNATIVES:

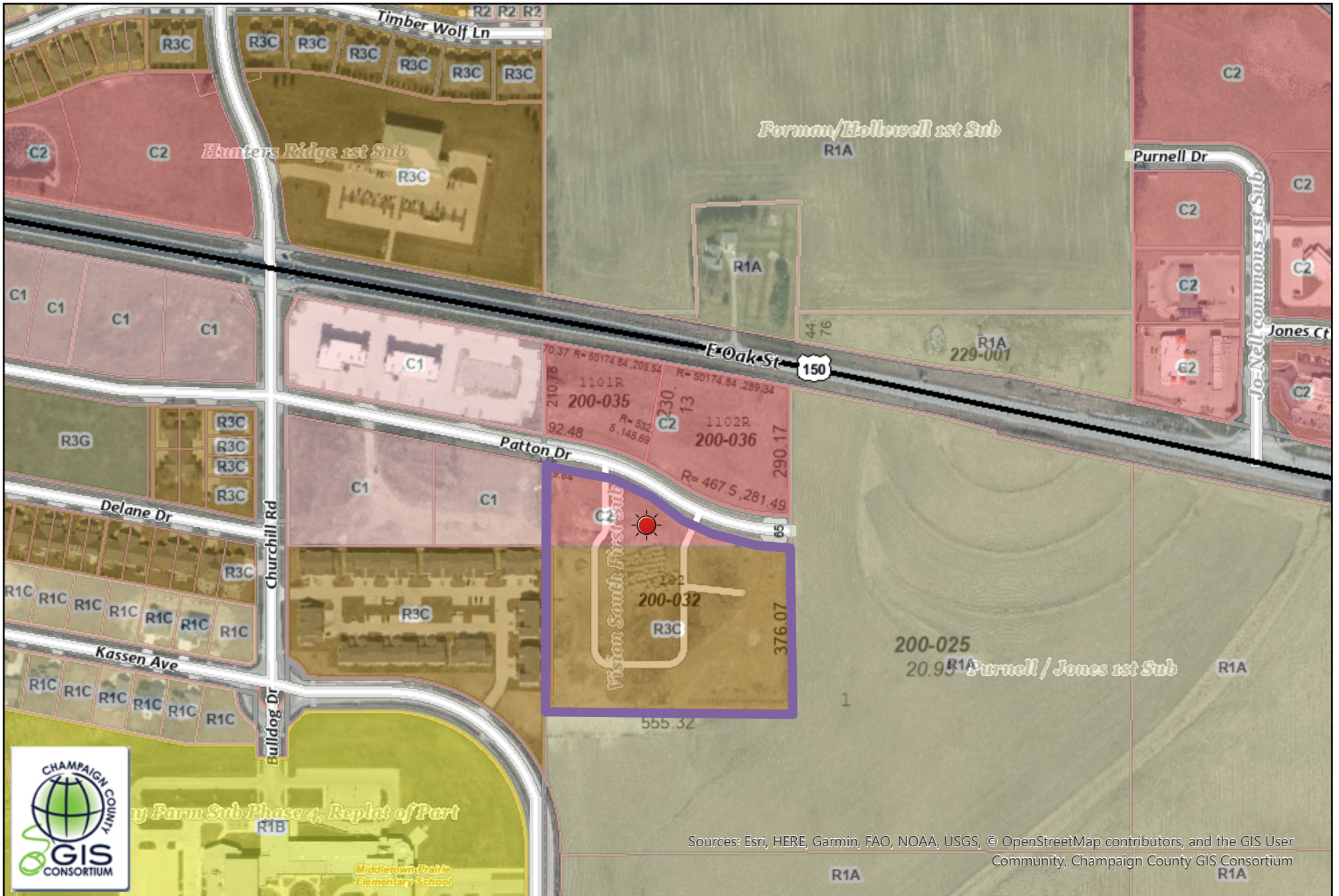
1. APPROVE – adopt the prepared resolution as was recommended by the PZC
2. DIRECT CHANGES – The BOT can direct staff to make any changes in conditions to the resolution
3. REQUEST CHANGES – The BOT can request the petitioner to provide more information or changes to the site plan and place the approval on a future BOT agenda
4. DENY – the petitioner will be limited to a total of 16 dwelling units on the property as permitted by the zoning ordinance

RECOMMENDATION:

PZC passed unanimously a resolution to recommend approval of the conditional use permit request with certain conditions. A resolution is attached which reflects the PZC findings of fact. If desired, the BOT should direct staff to make changes to the resolution which reflect the updated information provided by the petitioner.

DEPARTMENT HEAD APPROVAL: <i>/s/ Kelly Pfeifer, Village Planner</i>	VILLAGE ADMINISTRATOR: <i>/s/ Patrick Brown</i>
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CU2022-01 VS lot 102 Multiple-Family Residential



Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Champaign County GIS Consortium



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





RESOLUTION 22-01-___

A Resolution Concerning a Conditional Use Permit for a multiple-family residential development in the R-3C Multiple-Family Residential and C-2 General Commercial districts

- WHEREAS,** the Board of Trustees of the Village of Mahomet, pursuant to authority conferred by the statutes of the State of Illinois, has established certain standards and procedures for zoning establishment and amendment within the Corporate Limits of the Village of Mahomet; and,
- WHEREAS,** the Petitioner, Tabela Development Co LLC, requested a conditional use permit be granted under the terms of the Village Zoning Ordinance to allow for a multiple-family residential development on land located within the R-3C Multiple-Family Residential and C-2 General Commercial districts; and,
- WHEREAS,** the subject project is located on the south side of Patton Drive approximately 650 east of Churchill Road and the legal description for the proposed Conditional Use Permit is as follows:
- Lot 102 of Vision South First Subdivision recorded as Document 2019R00508 in the Office of the Recorder for Champaign County, Illinois.
- WHEREAS,** the Village Planner, Village Administrator, Village Engineer, and Village Attorney have provided technical background information, review, and analysis regarding the requested conditional use amendment; and,
- WHEREAS,** a Public Hearing concerning the proposed Conditional Use Permit amendment was held on January 4, 2022 by the Plan and Zoning Commission to solicit evidence and testimony from the public; and,
- WHEREAS,** the Plan and Zoning Commission reviewed the evidence and testimony submitted, considered the factual evidence regarding the subject request, and adopted a resolution indicating a recommendation to grant the conditional use subject to certain conditions; and,
- WHEREAS,** the Board of Trustees reviewed the evidence and testimony submitted and considered the factual evidence regarding the subject request.

BE IT THEREFORE RESOLVED this 25th day of January, 2022, by the Board of Trustees of the Village of Mahomet, that:

1. The Board of Trustees does hereby **GRANT** the requested Conditional Use Permit for establishment of a multiple-family residential development at the above described property.
2. The Board of Trustees does further hereby confirm that the conditional use be subject to the following conditions:
 - a. Site development must substantially comply with the Site Plan as presented to the PZC (Site Plan dated January 4, 2022).
 - b. Site landscaping must substantially comply with the Landscaping Plan as presented to the PZC (Landscaping Plan dated January 4, 2022)
 - c. The site must obtain Site Development Plan approval prior to the start of any site construction and maintain compliance prior to any application for building or occupancy permit.
 - d. All activities must be carried out in accordance with the appropriate Village, State, and Federal permits and rules and regulations. Any conflicts between the permit applications and the Site Plan must be resolved with the appropriate agencies.
 - e. The site must comply with all applicable provisions of the Zoning Ordinance.

3. The Board of Trustees does hereby confirm the following findings of fact regarding the requested Conditional Use Permit amendment:
- a. The establishment, maintenance, or operation of the Conditional Use **WILL NOT** be detrimental to or endanger the public health, safety, morals, comfort or general welfare;
 - b. The conditional use **WILL NOT** be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted nor substantially diminish and impair property values within the neighborhood;
 - c. The establishment of the conditional use **WILL NOT** impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
 - d. Adequate utilities, access roads, drainage, and/or other necessary facilities **WILL** be provided;
 - e. The conditional use **DOES** in all other respects conform to the applicable regulations of the district in which it is located;
 - f. There **IS** a public necessity for the conditional use at this site;
 - g. The proposed conditional use **DOES** conform with the intent of the Village Comprehensive Plan.
 - h. The proposed conditional use **WILL** be compatible with the established land use pattern in the vicinity.
 - i. The site **IS** suitable for the proposed conditional use.
 - j. The proposed conditional use **WILL NOT** significantly adversely impact existing traffic patterns.
 - k. Adequate facilities for municipal water supply and wastewater disposal **ARE** available for the site.
 - l. Adequate provisions for stormwater drainage **ARE** available for the site.
 - m. The proposed conditional use **WILL NOT** adversely impact police protection, fire protection, schools, or public facilities.
 - n. The proposed conditional use **WILL NOT** conflict with existing public commitments for planned public improvements.
 - o. The proposed conditional use **WILL** preserve the essential character of the neighborhood in which it is located.
 - p. The proposed conditional use **WILL NOT** alter the population density pattern and **WILL NOT** adversely impact public facilities.
 - q. The proposed conditional use **WILL** result in private investment that will be beneficial to the proper development of the community.

- 4. The approval recommended above shall be subject to the fulfillment of the conditions set forth in Item 2 above. In the event that these conditions are not fulfilled, the Conditional Use Permit shall become void and no occupancy permit for the project may be issued, or the occupancy permit previously issued may be revoked.

Sean Widener, President
Board of Trustees
Village of Mahomet

Attest:

Village Clerk

Site Plan

18 Houses

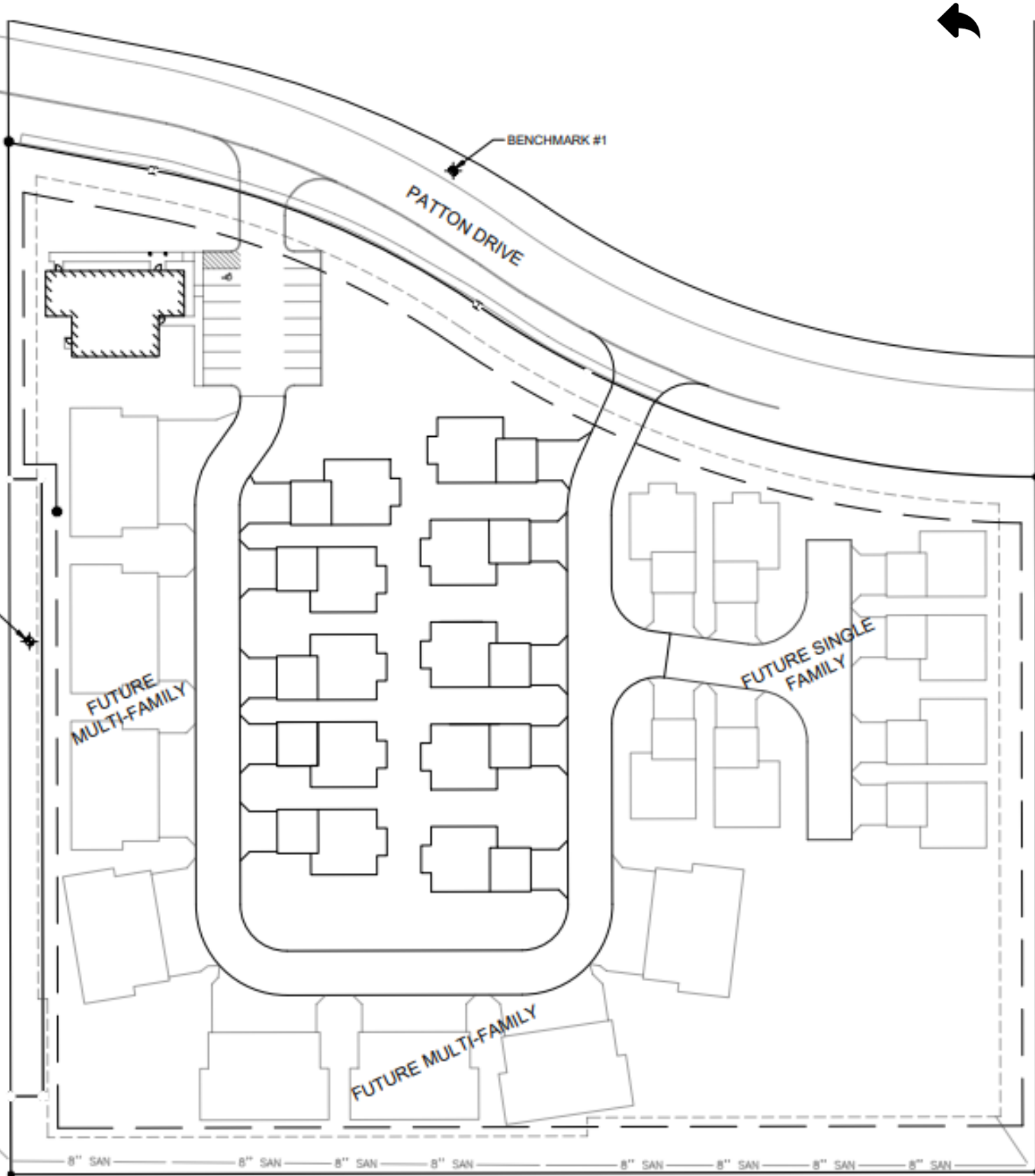
8 Four-Unit Townhome Buildings

Located just east of Conway Farms along US 150, Reserve Mahomet's first phase of build-for-rent homes broke ground in Summer 2021. This phase features 10 houses, which will begin leasing in Summer 2022.

The roads and utilities have also been built as a part of Phase One. Future development includes 8 additional houses and 8 proposed townhome buildings.

This site has been zoned R3 with an allowance of 14 units per acre. With 50 proposed residences over 5 acres, the proposed project contains only 10 units per acre.

There is strong demand for a higher-end, low-density for-lease community in this area. We are proposing a unique product that fits in the neighborhood and fills the housing need in Mahomet. This community will offer an alternative to the more dense apartment developments in Mahomet.

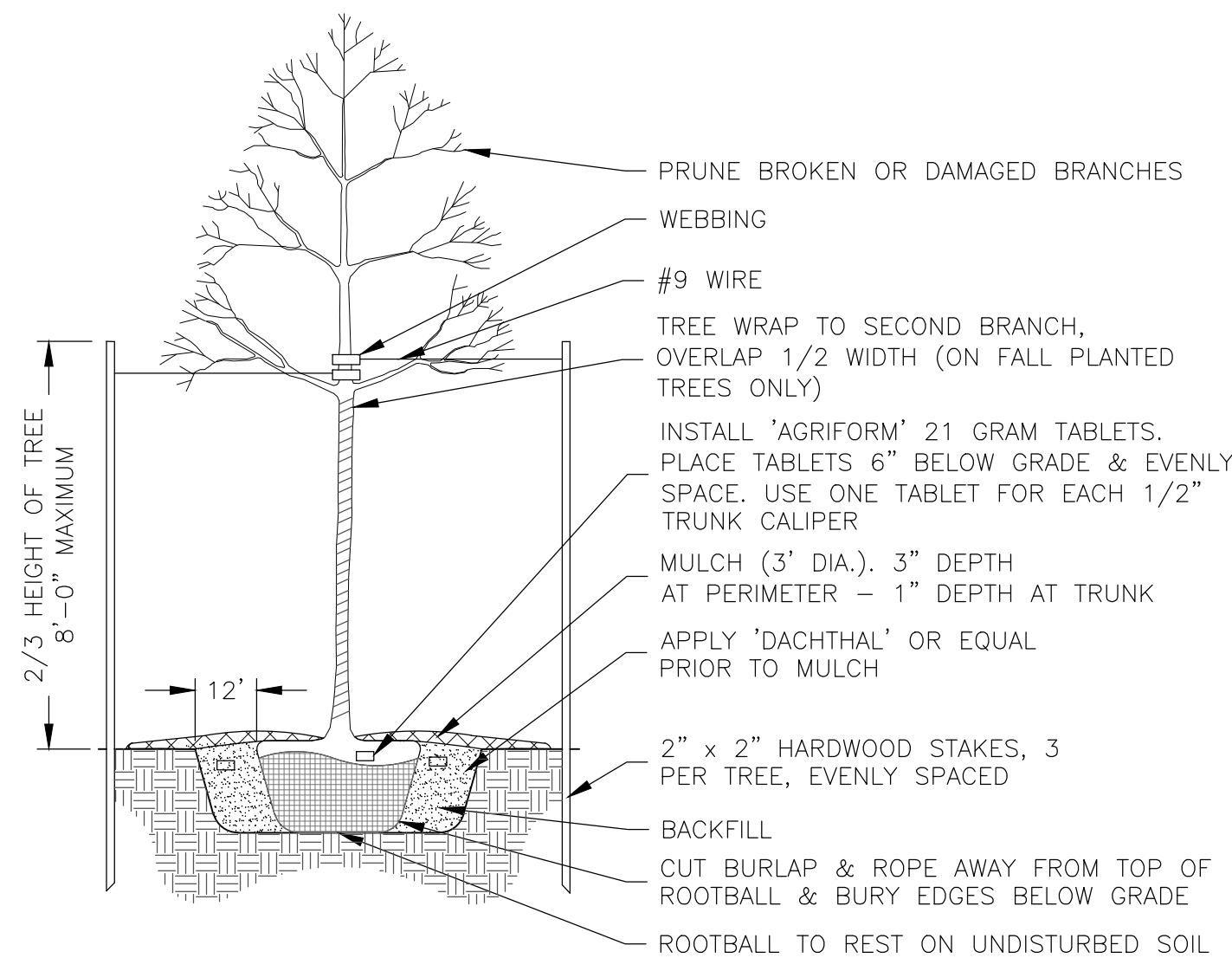


LANDSCAPE NOTES:

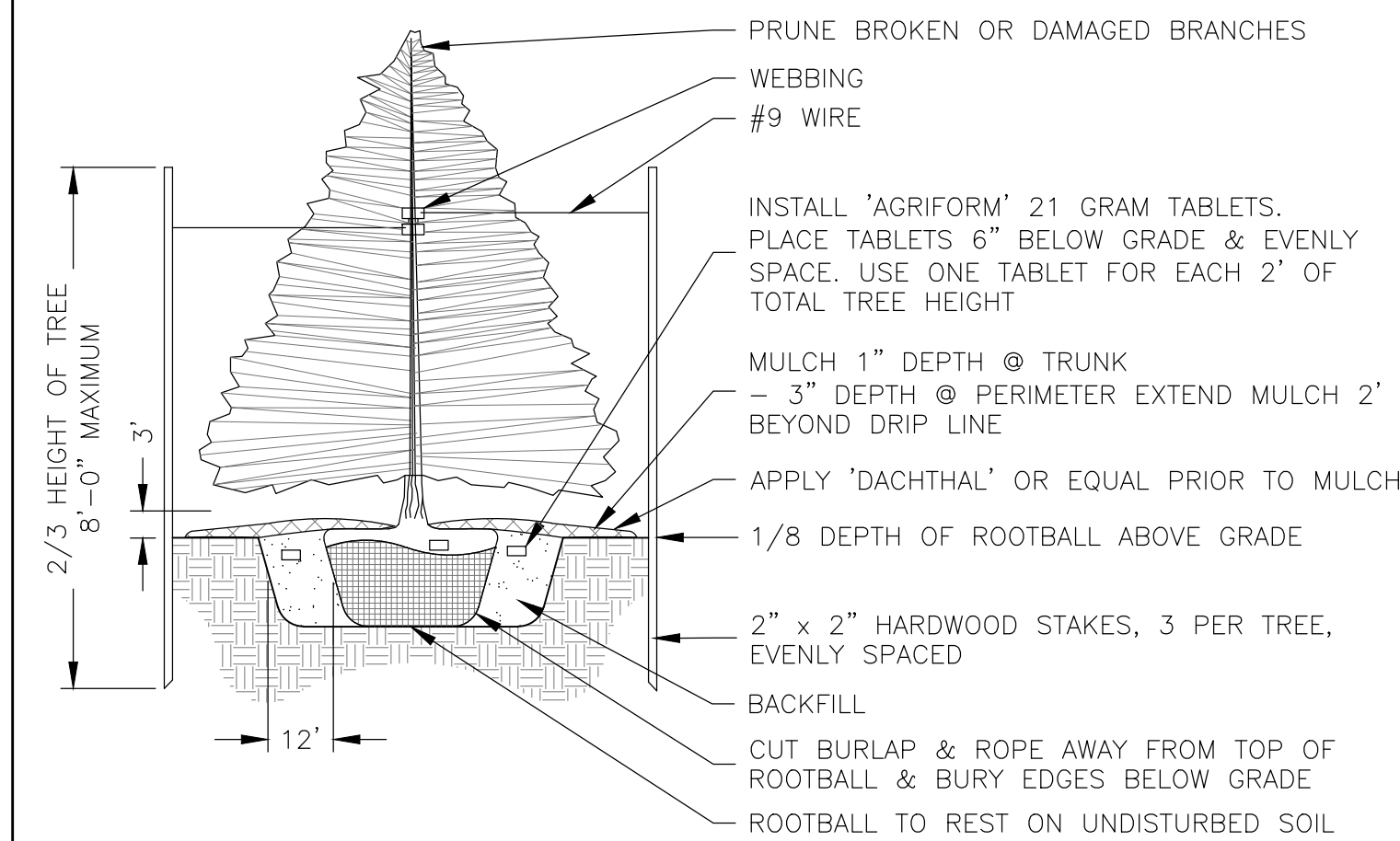
- CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING CONDITIONS AND REVIEW PROPOSED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND QUANTITY LISTS, PLAN SHALL GOVERN QUANTITIES.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON-SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION MAY BE LOCATED BY CALLING 811 NATIONWIDE TO REQUEST A LINE LOCATE. ANY DAMAGE TO UTILITIES OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR TO COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCING WORK.
- CONTRACTOR RESPONSIBLE FOR APPLICATION AND COST OF ALL NECESSARY PERMITS AND CODE VERIFICATIONS. SUBMIT COPIES OF ALL DOCUMENTS TO OWNER AND LANDSCAPE ARCHITECT.
- ALL SHRUB BEDS AND TREES SHALL BE MULCHED WITH A 3" DEPTH CONTINUOUS LAYER OF DARK BROWN SHREDDED HARDWOOD BARK MULCH. ALL GROUND COVER AND PERENNIAL BEDS SHALL BE MULCHED WITH A 1" DEPTH LAYER OF MULCH. ALL DECIDUOUS TREES SHALL BE MULCHED WITH A 3" DIAMETER CIRCLE OF 3" DEPTH MULCH. ALL EVERGREEN TREES SHALL BE MULCHED TO THE DRIP LINE.
- PERENNIAL AND GROUND COVER BEDS SHALL BE AMENDED WITH A 2" LAYER OF MUSHROOM COMPOST, TILLED TO A DEPTH OF 6", RAKED SMOOTH, FERTILIZED WITH COMMERCIAL 10-6-4 FERTILIZER AT A RATE OF 25 LBS. PER 1,000 S.F., PLANTED, COVERED WITH 1" LAYER OF DARK BROWN SHREDDED HARDWOOD BARK MULCH AND WATERED.
- EDGE ALL SHRUB BEDS THAT ABUTS LAWN WITH A 4" WIDTH BY 4" DEPTH 'V' SHAPED SPADED EDGE, CONTINUOUS.
- THE TOPSOIL CONDITION FOR THIS PROJECT SITE IS AS FOLLOWS:
CONTRACTOR TO SUPPLY, PLACE AND FINISH GRADE TOPSOIL AT SPECIFIED DEPTHS IN PLANTING AND LAWN AREAS. PLANTING AREAS: 12 INCHES, LAWN AREAS: 6 INCHES.
- GUARANTEE OF PLANTS FOR ONE (1) YEAR SHALL BEGIN AFTER ACCEPTANCE BY LANDSCAPE ARCHITECT AND/OR OWNER. THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES OF ALL PLANT MATERIAL, INCLUDING WATERING, CULTIVATING, WEEDING, MULCHING AND SPRAYING AS NECESSARY TO KEEP PLANTS FREE OF INSECTS AND IN A HEALTHY, VIGOROUS CONDITION. THE CONTRACTOR SHALL GUARANTEE ALL PLANTS TO BE IN A HEALTHY, VIGOROUS CONDITION FOR A PERIOD OF ONE (1) YEAR FOLLOWING ACCEPTANCE. CONTRACTOR SHALL REPLACE WITHOUT COST TO OWNER, ANY DEAD OR UNACCEPTABLE PLANTS, AS DETERMINED BY LANDSCAPE ARCHITECT DURING AND AT THE END OF THE GUARANTEE PERIOD.

PLANT LIST:

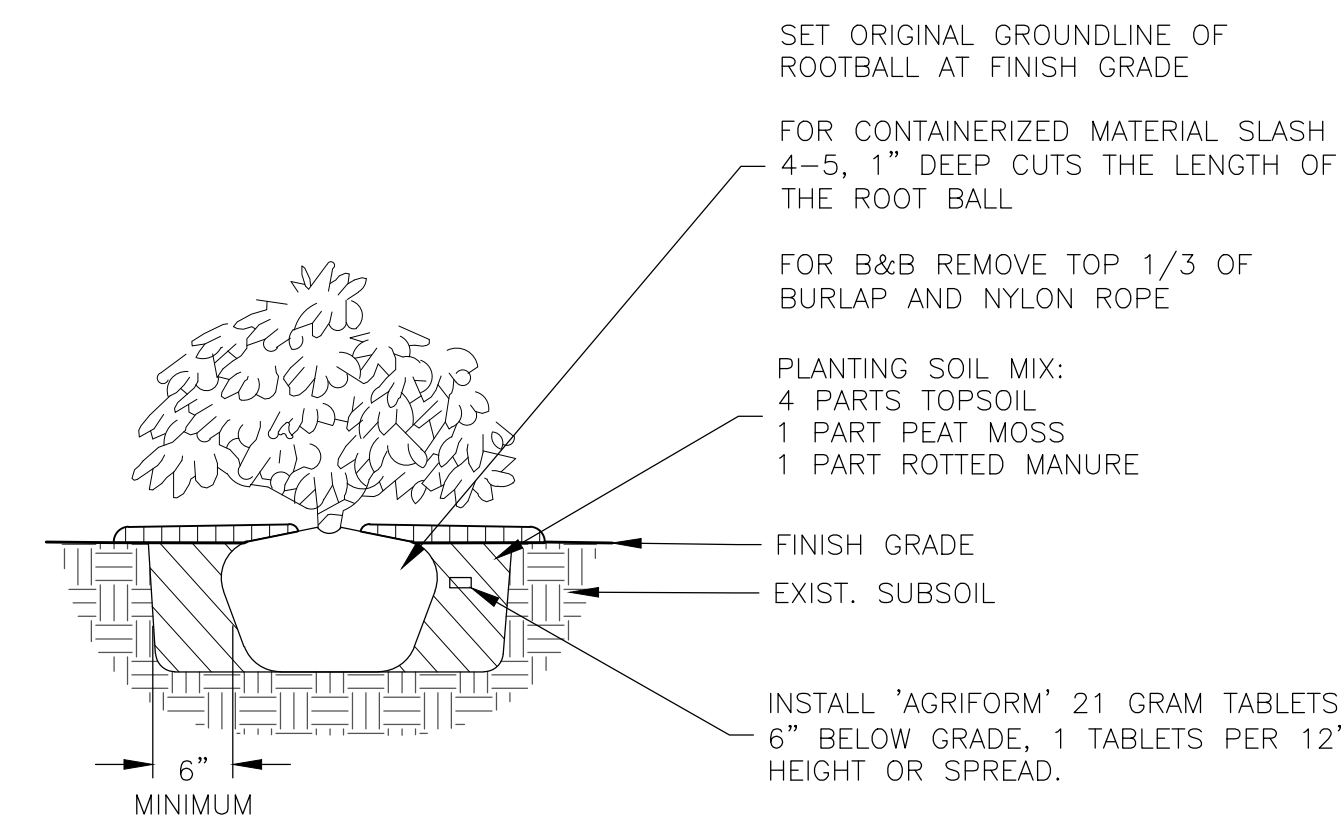
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES					
PAB	6	<i>Picea abies</i>	NORWAY SPRUCE	6' HT.	UNSHEARED
PGA	3	<i>Picea glauca var. densata</i>	WHITE SPRUCE	6' HT.	UNSHEARED
PS	0	<i>Pinus strobus</i>	WHITE PINE	8' HT.	UNSHEARED
PSY	3	<i>Pinus sylvestris</i>	SCOTCH PINE	6' HT.	UNSHEARED
CP	3	<i>Crataegus phaenopyrum</i>	WASHINGTON HAWTHORN	6' HT.	MULTI-STEM
MLP	6	<i>Malus 'Prairifire'</i>	PRAIRIFIRE CRABAPPLE	6' HT.	MULTI-STEM
SJT	3	<i>Syringa reticulata</i>	JAPANESE TREE LILAC	6' HT.	MULTI-STEM
AAB	5	<i>Acer x freemanii 'Autumn Blaze'</i>	AUTUMN BLAZE FREEMAN MAPLE	3" CALP.	
AP	1	<i>Acer platanoides 'Emerald Queen'</i>	EMERALD QUEEN NORWAY MAPLE	3" CALP.	
GTS	3	<i>Gleditsia triacanthos 'Skyline'</i>	SKYLINE HONEYLOCUST	3" CALP.	
QBI	0	<i>Quercus bicolor</i>	SWAMP WHITE OAK	3" CALP.	
QR	4	<i>Quercus rubra</i>	RED OAK	3" CALP.	
UJW	1	<i>Ulmus japonica x wilsoniana 'Morton'</i>	ACCOLADE ELM	3" CALP.	
SHRUBS					
CIH	9	<i>Cornus alba 'Ivory Halo'</i>	IVORY HALO DOGWOOD	36"	
CS	21	<i>Cornus sericea</i>	RED TWIG DOGWOOD	36"	
RKO	8	<i>Rosa 'Radrazz'</i>	KNOCK OUT ROSE	3 GAL.	
SNF	8	<i>Spiraea japonica 'Neon Flash'</i>	NEON FLASH SPIREA	24"	
VD	12	<i>Viburnum dentatum</i>	ARROWWOOD VIBURNUM	36"	
VLM	9	<i>Viburnum lantana 'Mohican'</i>	MOHICAN WAYFARINGTREE VIBURNUM	36"	
WWR	14	<i>Weigela florida 'Wine & Roses'</i>	WINE & ROSES WEIGELA	24"	
BMG	8	<i>Buxus 'Green Velvet'</i>	GREEN VELVET BOXWOOD	5 GAL.	
JCS	14	<i>Juniperus chinensis 'Sargentii'</i>	SARGENT JUNIPER	5 GAL.	
TMD	5	<i>Taxus x media 'Densiformis'</i>	DENSE YEW	5 GAL.	
PERENNIALS, GROUNDCOVER, ORNAMENTAL GRASSES					
AAS	31	<i>Allium angulosum 'Summer Beauty'</i>	SUMMER BEAUTY ONION	1 GAL.	2' O.C.
HHR	24	<i>Hemerocallis 'Happy Returns'</i>	HAPPY RETURNS DAYLILY	1 GAL.	2' O.C.
HMO	8	<i>Heuchera micrantha 'Obsidian'</i>	OBSIDIAN CORAL BELLS	1 GAL.	2' O.C.
VMI	120	<i>Vinca minor</i>	PERIWINKLE	3"	1' O.C.



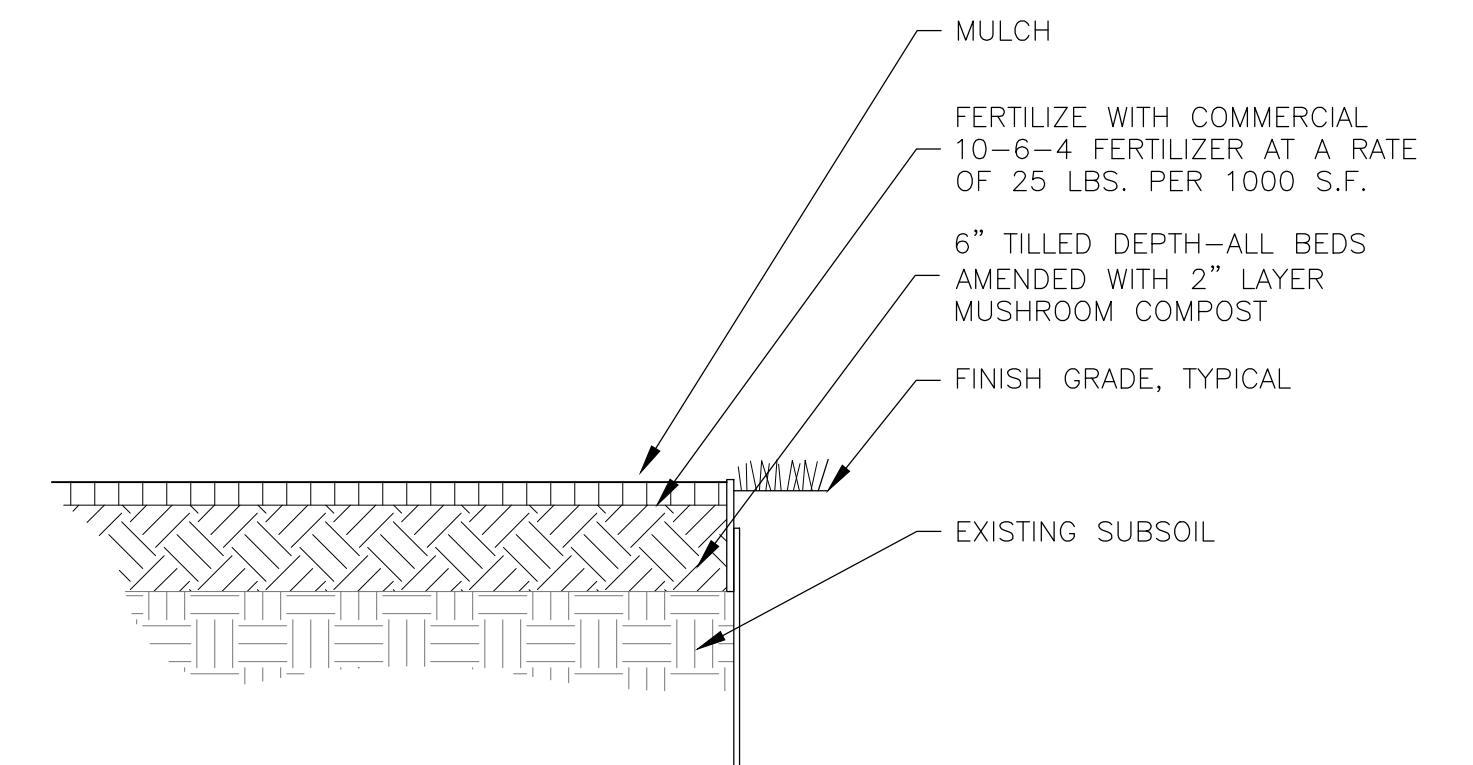
TREE PLANTING
N.T.S.



EVERGREEN TREE PLANTING
N.T.S.



SHRUB PLANTING
N.T.S.



PERENNIAL/GROUNDCOVER PLANTING
N.T.S.

REV. #	REV. DATE:	REVISION MADE:
DATE: 04/28/21	SCALE: AS SHOWN	ILLINOIS IOWA WISCONSIN
FIELD BOOK: 15/77, 20/41	DRAWN BY: RLT	FEHR GRAHAM ENGINEERING & ENVIRONMENTAL FEHR GRAHAM ENGINEERING & ENVIRONMENTAL 1610 BROADMOOR DR. CHAMPAIGN, ILLINOIS 61821
CHECKED BY: CMO		
LANDSCAPE NOTES & DETAILS		ILLINOIS DESIGN FIRM NO. 184-003525
		JOB # 21-344
THE RESERVE AT VISION SOUTH 1801 PATTON DRIVE MAHOMET, ILLINOIS		SHEET C2.7



Tabeling Development Company

Reserve Mahomet Vision South



Development Timeline



Development History

- R3 zoning approved prior to our purchase of the land.
- Utilities built to public standards.
- Site and building plans follow 100% of existing ordinances, codes, covenants.
- Very clear that demand is outpacing supply at a local and national level.
- Conditional use approved through the PZC with no negative comments.



Conway Farms & Vision South, Summer 2018



Conway Farms & Vision South, Winter 2021



Addressing Concerns About Multifamily Development

- The site is located adjacent to a high-growth commercial area of Mahomet. These commercial developments need growth in order to attract regional and national tenants.
- Our neighboring site, Middletown Place, is 100% occupied. Our single family homes in Conway Farms have continued to sell without a negative impact from Middletown Place, and prices for these homes are increasing consistent with the rest of the market. This makes it clear that adding high-quality rental units does not negatively impact neighboring property values.
- Rising home prices have made leasing an attractive option for a diverse group of residents. A much higher percentage of the population is renting compared to years past.



Site Characteristics

- Houses are situated at the front of the development, with the townhomes located in the back and sides.
- Site is designed to feel like a single-family neighborhood.
- All existing neighboring properties are multifamily or commercial.
- Rear is over 190 feet from Churchill Dr. and will have landscaping buffering.



Site Plan

18 Houses

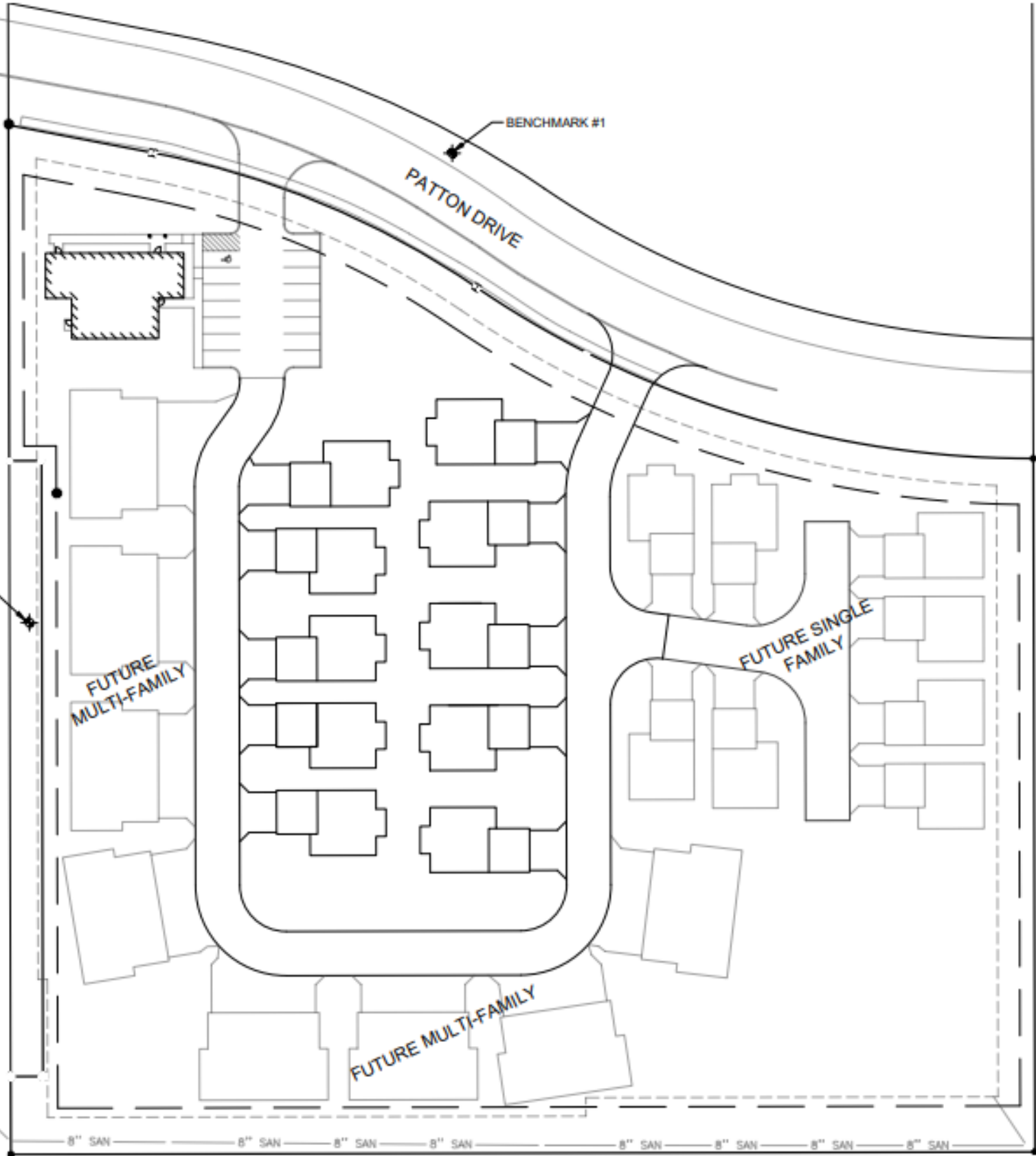
8 Townhome Buildings

Located just east of Conway Farms along US 150, Reserve Mahomet's first phase of build-for-rent homes broke ground in Summer 2021. This phase features 10 houses, which will begin leasing in Summer 2022.

The roads and utilities have also been built as a part of Phase One. Future development includes 8 additional houses and 8 proposed townhome buildings.

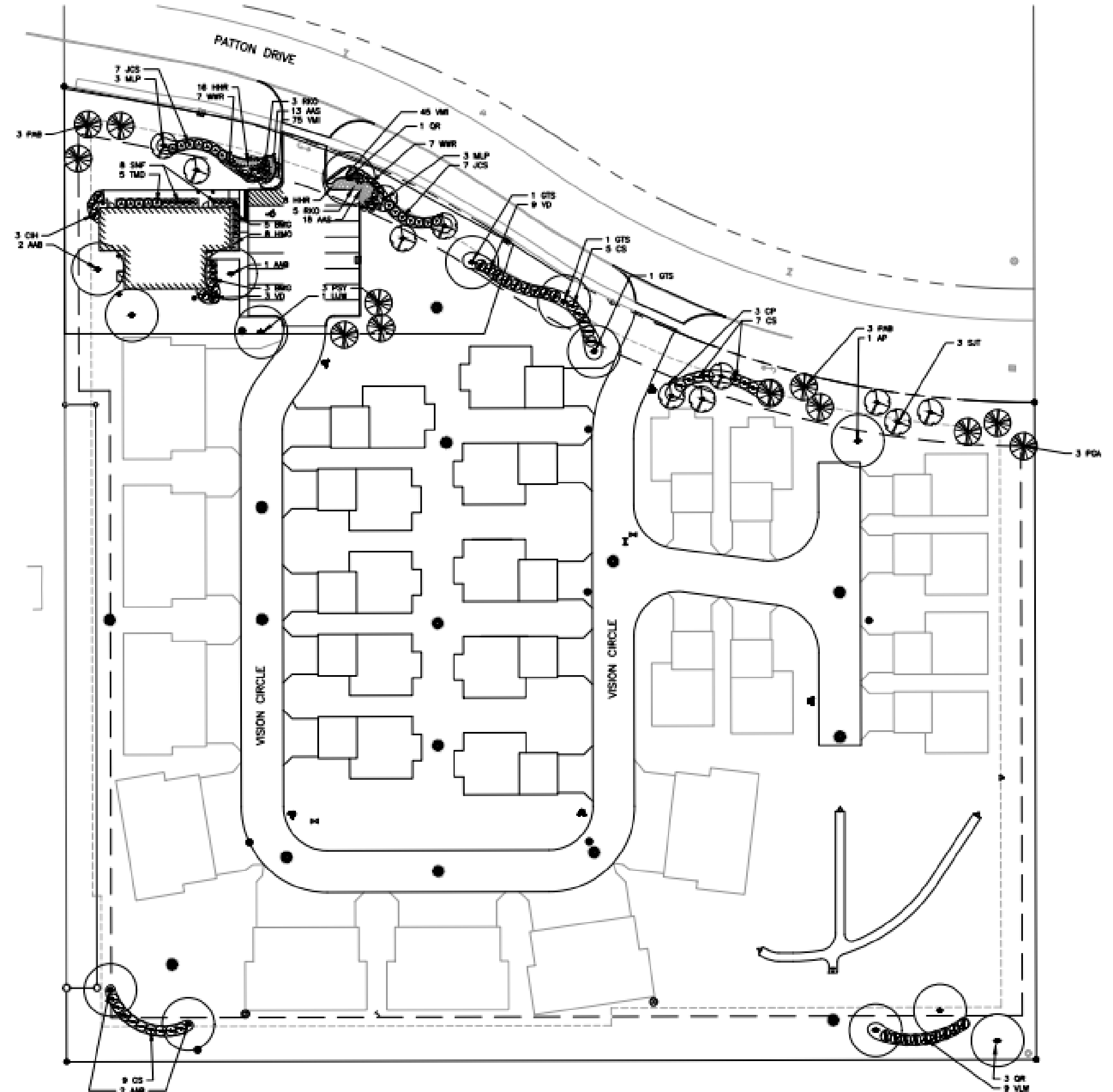
This site has been zoned R3 with an allowance of 14 units per acre. With 50 proposed residences over 5 acres, the proposed project contains only 10 units per acre.

There is strong demand for a higher-end, low-density for-lease community in this area. We are proposing a unique product that fits in the neighborhood and fills the housing need in Mahomet. This community will offer an alternative to the more dense apartment developments in Mahomet.



Landscaping Plans

- Shown is the landscaping plan for the edges of the development.
- The landscaping was designed to provide a buffer from areas of high visibility - namely Highway 150 and Churchill Dr.
- We will be adding numerous additional trees and shrubs within the development after consulting with our professional landscaping company.
- All maintenance will be uniform and managed by the developer.



Reserve Mahomet Single Family Elevations



Reserve Mahomet Single Family Floorplans



Slab Plan

2br/2ba

1,103 sqft

Min Income to Apply: \$54,000



Basement Plan

4br/3ba

2,329 sqft

Min Income to Apply: \$69,000



Reserve Mahomet Single Family Details

- Selections shown are the actual specifications used.
- High end finishes throughout, including quartz tops, LVP flooring, master dual vanities, stainless steel appliances, quality lighting, and more.
- Fiber-optic internet.
- Full in-unit laundry.
- Attached two-car garages.
- Ample storage.



Reserve Mahomet Townhome Elevations



These images are still in the editing stage, we will have final renderings shortly.



Reserve Mahomet Townhome Floorplans



3br/3ba

1,542 sqft

Min Income to Apply: \$51,000



2br/2ba

1,027 sqft

Min Income to Apply: \$40,000



Reserve Mahomet Townhome Details

- Selections shown are the actual specifications used.
- High end finishes throughout, including quartz tops, LVP flooring, master dual vanities, stainless steel appliances, quality lighting, and more.
- Fiber-optic internet.
- Full in-unit laundry.
- Attached garages.
- Ample storage.



About our Company



Tabeling Development Company has a long history of development in Mahomet. We are currently involved in model and custom homes, commercial complexes, land development, and build-for-lease growth in the area. We take the time to make sure all of our projects complement each other and the area properly.

Our familiarity with the area and our past success in real estate development and sales gives us a competitive advantage, and positions us to deliver the highest quality build-for-lease properties in town.

Learn more about us at www.tabelingco.com





MEMORANDUM
TO THE
BOARD OF TRUSTEES



ITEM: ZA2021-07: 4020 Copperhill Drive (Victor J. Fuentes) Rezoning from R-1A to AG	DEPARTMENT: Community Development
AGENDA SECTION: Planning and Development	AMOUNT: \$0
ATTACHMENTS: (x) Aerial Location / Zoning Map (x) Ordinance	DATE: Study Session January 18, 2022

INTRODUCTION AND BACKGROUND:

The rezoning request includes 14.79± acres of land. Current zoning on the subject property is R-1A Single-Family Residential district. The proposed zoning is AG Agricultural district. The property owner would like to rezone the subject property due to the large size of the existing lot and to allow for more flexibility with allowed accessory buildings. Residentially zoned property has significant limitations to the size and location of accessory buildings allowed.

The subject property is located at the northeast corner of the intersection of Copperhill Drive and County Road 325E, commonly known at 402 Copperhill Drive. The subject property was created in 1992 as Lot 4 of Country Ridge South Subdivision. A single-family home and related accessory structures exist on the site.

The owners of the property at 310 Copperhill Drive, adjacent to the west, submitted a letter in support of the rezoning request. The owner of the property adjacent to the north and east of the subject property submitted a letter in support of the rezoning request.

The subject property was annexed into the Village in March 2008. A 60 acre Area General Plan (AGP) was approved by the Plan and Zoning Commission in January 2015. The first phase of Harvest Edge Subdivision was recorded in October 2016. An amended AGP which reflects this rezoning request and an altered street layout was approved by the PZC on December 7, 2021. The AGP reduces the number of street intersections onto South Mahomet Road from three (3) to the one (1) existing intersection. The number of single-family home lots in the amended AGP increases the overall home lots by two (2).

CONFORMANCE TO COMPREHENSIVE PLAN:

The Village of Mahomet Comprehensive Plan currently designates this site as part of the South IL 47 Gateway functional framework area which encourages infill development of vacant parcels to complete residential subdivisions. The Comprehensive Plan Land Use Plan shows Single-Family Residential Detached uses on this site. The Comprehensive Plan includes policies that urge compact, orderly, and contiguous development in areas where public facilities and infrastructure can be extended to serve the site. The Comprehensive Plan also urges development which is compatible with adjacent existing and future land uses. The rezoning request is consistent with these principles.

PRIOR RELATED BOARD ACTION:

- Annexation – June 1992
- Country Ridge South 1st Subdivision – Recorded July 1992

COMMUNITY INPUT:

The Plan and Zoning Commission held and closed the public hearing regarding this rezoning request at its regular meeting on December 7, 2021. No one from the public provided comments related to the rezoning request. The PZC was concerned about the impact to the property adjacent to the north and east. The PZC continued the rezoning request to allow the petitioner to provide additional information. The applicant provided a written statement in

support of the rezoning request from the property owner adjacent to the north and east. The PZC discussed the rezoning request again at the January 4, 2022 meeting and voted unanimously to recommended approval for the requested rezoning from R-1A to AG.

STAFF / BUDGET IMPACT: None

ALTERNATIVES:

- 1. APPROVE – *staff recommendation* and PZC recommendation.
- 2. DENY – Due to unique features to use and maintain the large parcel, the petitioner will likely pursue either variances or a subdivision replat which would include complicated covenant amendments and subdivision waivers.

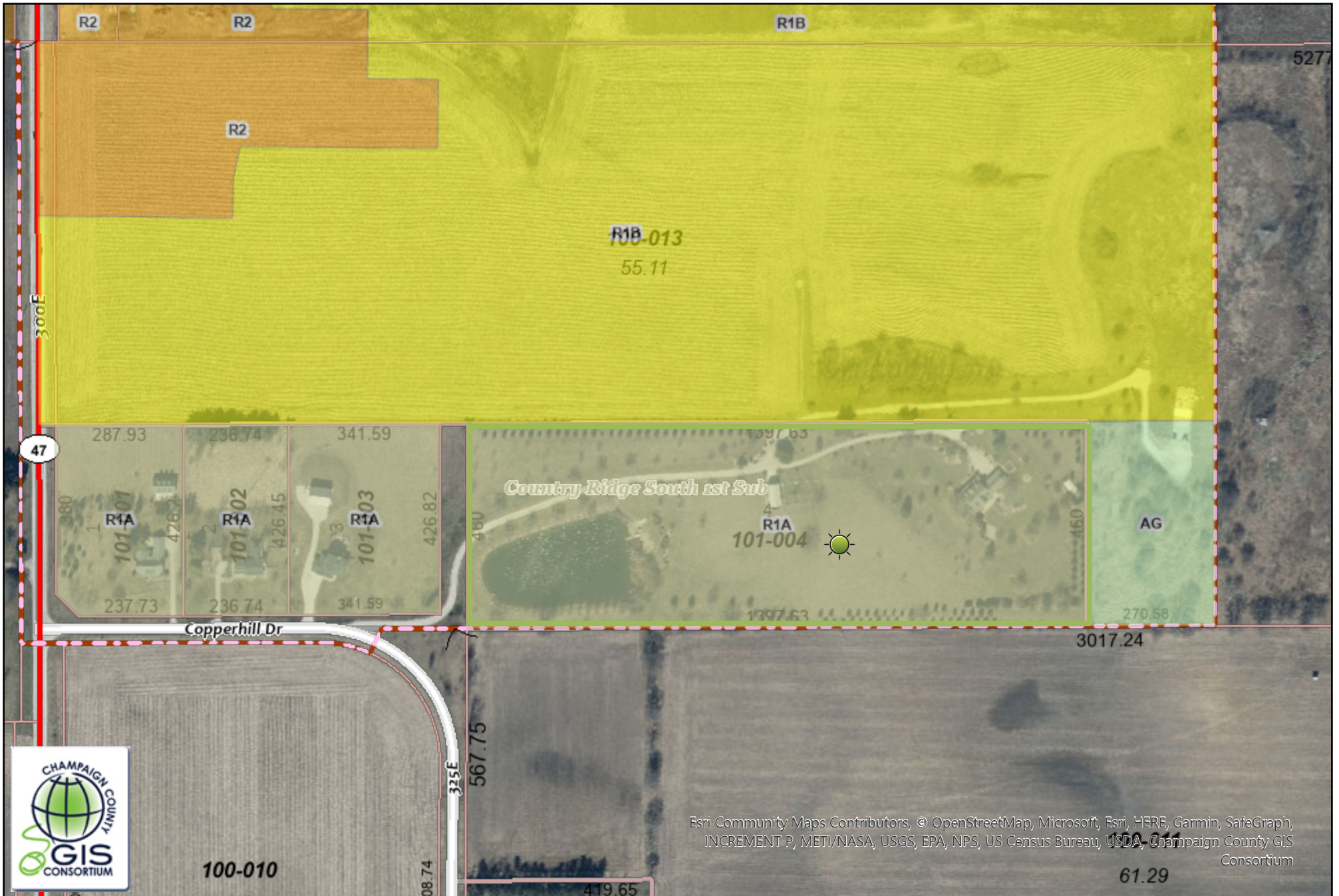
RECOMMENDED ACTION:

Village staff supports approval of the rezoning request. The proposed rezoning is consistent with existing and intended uses in the area and will more reflect and provide the flexibility for continued use and maintenance as a very large parcel. The request is consistent with recommendations in the Comprehensive Plan and the intent of the proposed zoning district.

A draft Ordinance is attached which includes the findings of fact as determined by the PZC. The BOT can direct staff to make any modifications.

DEPARTMENT HEAD APPROVAL: /s/ Kelly Pfeifer	VILLAGE ADMINISTRATOR: /s/ Patrick Brown
---	--

ZA2021-07 402 Copperhill Drive R-1A to AG



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ORDINANCE 22-01-

Concerning Amending the Zoning Classification for 14.79± acres of land located at the northeast corner of the intersection of Copperhill Drive and County Road 325E, commonly known at 402 Copperhill Drive from R-1A Single-Family Residential district to AG Agricultural district, Village of Mahomet, Champaign County, Illinois

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

WHEREAS, the Petitioner, **Victor J Fuentes**, has requested a zoning map for the subject property from R-1A Single-Family Residential to AG Agricultural district; and,

WHEREAS, the subject property is located at the northeast corner of the intersection of Copperhill Drive and County Road 325E, commonly known at 402 Copperhill Drive; and,

WHEREAS, the legal description for the properties to be rezoned are as follows:

LOT 4 OF COUNTRY RIDGE SOUTH SUBDIVISION, AS PER PLAT RECORDED JULY 24, 1992 AS DOCUMENT NUMBER 92R20530, PLAT BOOK "BB", PAGE 180, SITUATED IN CHAMPAIGN COUNTY, ILLINOIS

WHEREAS, a Public Hearing concerning the proposed rezoning was held on December 7, 2021 by the Plan and Zoning Commission to solicit evidence and testimony from the public; and,

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

WHEREAS, the Plan and Zoning Commission adopted a resolution recommending the Board of Trustees grant the requested zoning map amendment; and,

WHEREAS, the Board of Trustees met and reviewed the evidence and testimony submitted and considered all of the available factual evidence concerning the requested action.

BE IT THEREFORE ORDAINED this 25th day of January 2022 by the Board of Trustees of the Village of Mahomet that:

- A. The Board of Trustees of the Village of Mahomet does hereby **GRANT** the requested zoning map amendment for the subject property from R-1A Single-Family Residential to AG Agricultural district.
- B. The Board of Trustees does hereby further set forth the following findings of fact concerning the requested zoning amendment:
 1. The procedural requirements for zoning establishment or amendment **HAVE** been met.

2. The proposed zoning **DOES** conform with the intent of the Village Comprehensive Plan.
3. The proposed zoning **IS** consistent with the proposed use of the site.
4. The proposed zoning **WILL** be compatible with the established land use pattern in the vicinity.
5. The proposed zoning **DOES NOT** create an isolated, unrelated zoning district.
6. The site **IS** suitable for the uses allowed in the proposed zoning district.
7. The proposed zoning **WILL** be consistent with the health, safety and general welfare of the public.
8. Major land uses in the neighborhood **HAVE NOT** changed since zoning was applied to this site.
9. The proposed zoning **IS** consistent with the existing zoning designations in the surrounding area.
10. The proposed zoning **WILL NOT** be contrary to the original purpose and intent of the Zoning Ordinance.
11. The proposed zoning **WILL NOT** be injurious to the use and enjoyment of adjacent properties.
12. The proposed zoning **WILL** promote the orderly development of the site and surrounding properties.
13. The proposed zoning **WILL NOT** significantly adversely impact existing traffic patterns.
14. Adequate facilities for municipal sanitary sewage disposal and water supply **ARE NOT** available for the site.
15. Adequate provisions for stormwater drainage **ARE** available for this site.
16. The proposed zoning **WILL NOT** adversely impact police protection or fire protection.
17. The proposed zoning **WILL NOT** significantly adversely impact schools or other public facilities.
18. The proposed zoning **WILL NOT** conflict with existing public commitments for planned public improvements.
19. The proposed zoning **WILL NOT** adversely influence living conditions in the immediate vicinity.
20. The proposed zoning **WILL** preserve the essential character of the neighborhood in which it is located.
21. The proposed change **WILL NOT** significantly alter the population density pattern.
22. The value of adjacent property **WILL NOT** be diminished by the proposed zoning.

23. The proposed zoning **WILL** enhance the value of the petitioner's property.
24. The proposed zoning **WILL NOT** constitute an entering wedge affecting the use or development of adjacent property.
25. If denied, the petitioner **WILL** suffer deterioration to his or her property value.
26. The proposed zoning **DOES NOT** correct an error in the original zoning of this site.
- ~~27. If the property is currently vacant, the length of time the property has remained vacant as zoned **HAS / HAS NOT** been considered in the context of land development in the area and in the vicinity of the subject property.~~
28. The proposed change in zoning **WILL** result in private investment that would be beneficial to the development or redevelopment of a vacant property or deteriorated neighborhood.
29. There **IS** a need in the community for additional land within the requested zoning district.
30. The proposed zoning **WILL NOT** adversely impact agricultural farming operations in the vicinity of this site.
31. The proposed rezoning **IS** consistent with Village Comprehensive Plan policies concerning the protection of prime farmland when appropriate.
32. The proposed rezoning **WILL NOT** result in long term adverse environmental consequences to natural areas and wildlife habitat.
33. The LaSalle Factors for evaluation of zoning decisions **HAVE** been considered during the review of this proposed rezoning request.

PASSED this 25th day of January, 2022 by the Board of Trustees of the Village of Mahomet, Illinois.

APPROVED: _____
President, Board of Trustees

Date

ATTESTED: _____
Village Clerk

Date



MEMORANDUM
TO THE
BOARD OF TRUSTEES

ITEM: Kimball Subdivision (Final Plat) MAP2021-03	DEPARTMENT: Community Development
AGENDA SECTION: Community Development	AMOUNT: N/A
ATTACHMENTS: (X) Aerial Exhibit with zoning (X) Final Plat (X) Resolution	DATE: For Study Session January 18, 2022

INTRODUCTION:

The developer, Adam and Jodi Kimball, has applied for and submitted all documentation through engineer, BKB Engineering Inc., in accordance with the Subdivision Ordinance and requests consideration of the Final Plat and requested waivers for Kimball Subdivision .

LOCATION / SUBDIVISION DETAILS:

The site is located on the north side of Clark Street approximately 230 feet west of Prairieview Road on 4.7± acres of land. It is part of parcel 15-13-13-300-001 which received waivers to permit application and approval of a final plat limited to the area contained as presented (BOT Res. 21-12-06). The subdivision contains two (2) commercial lots along with roadway dedication for a cul-de-sac termination of Clark Street. Additionally, waivers approved for the subject property by the Board of Trustees on December 21, 2021 are acknowledged in the review.

The plat was drawn to process as a minor subdivision but will be altered to reflect the current owner and the major subdivision process. Subject to revisions, the Final Plat appears to meet the technical requirements of the Village Subdivision Ordinance as well as the subdivision waivers given on December 21, 2021 for the “parent parcel”. Additionally, terms in the approved conditional use permit appear to be supported by the plat.

Subdivision Construction Plans have not been submitted as the applicant has requested a deferral of construction plan submittal until the time of site development, see waiver 6 listed below. The property is in the Village Corporate Limits. The water and sanitary sewer will be owned and operated by SVPWD.

WAIVERS REQUESTED:

1. Waiver to increase the maximum overland flow distance such that all right of way and lot development of the entirety of the subdivision will be able to surface flow to the offsite detention basin.
2. Waive the preliminary plat filing requirement.
3. Waiver to allow for the dedication of right of way for Clark Street to the minimum necessary to facilitate a 25' B-B curb street pavement from the existing islands in the straightaway and an 80' diameter cul-de-sac east of the current termination of street pavement with 5 feet of grass boulevard.
4. Waiver of the requirement to dedicate right of way, construct sidewalks or street pavement for the extension of Clark Street west of the existing pavement along the southern property line
5. Waiver to allow SVPWD standards for water and sanitary sewer.
6. Waiver to defer the application and submission of construction plans for Clark Street until such time as site development plans are submitted for either lot.
7. Waiver to allow for a 7.5' wide utility easement in lieu of the required 10' along the eastern property line.

8. Waiver of the requirement to plat any utility easement along the southern property line since 29' of unobstructed right of way was dedicated by the adjacent subdivision.
9. Waiver to allow for storm water detention in a facility not within the subdivision.
10. Waiver of the construction of sidewalks along the new and widened Clark Street frontage.

DISCUSSION OF ALTERNATIVES:

1. APPROVE and GRANT ALL – *Staff Recommendation* - The plat meets all requirements or complies with prior granted waivers
2. DENY – While not officially submitted and reviewed for approval, this plat was an exhibit and the basis for a discussion last month that led to the granting of the waivers to limit the subdivision area to just this land rather than the entire parent parcel. It also was the conceptual basis for the conditional use permit that was granted by the board last month. Failure to grant the waivers and approve the final plat require explanation and direction to staff and the developer so modifications can be made.

PRIOR BOARD ACTION:

- **May 2021**- BOT approved a Rezoning Upon Annexation for parent parcel (BOT Ord. 21-05-04).
- **May 2021** - Annexation of parent parcel (BOT Ord. 21-05-05).
- **December 2021** BOT approved subdivision Ordinance waivers related to the parent parcel, PIN 15-13-13-300-001 (BOT Res. 21-12-06).
- **December 2021** – BOT approved a Conditional Use permit to allow establishment of a mixed use commercial and self-storage facility (BOT Res. 21-12-09).

COMMUNITY INPUT:

No public hearing is required for subdivision plat cases.

STAFF IMPACT:

The Community Development Department will continue to monitor the subdivision construction process and will process all building permits and perform all required building inspections after the plat is recorded.

SUMMARY / RECOMMENDED ACTION:

The final plat has been submitted, reviewed, and is in process of modification, meets Ordinance requirements except for requested waivers. The BOT is asked to consider approval of the Final Plat for Kimball Subdivision. The PZC unanimously voted on January 4, 2022 to recommend approval of the final plat and requested waivers for Kimball Subdivision. The attached resolution is prepared as recommended by the PZC. The BOT can direct staff to make changes as necessary.

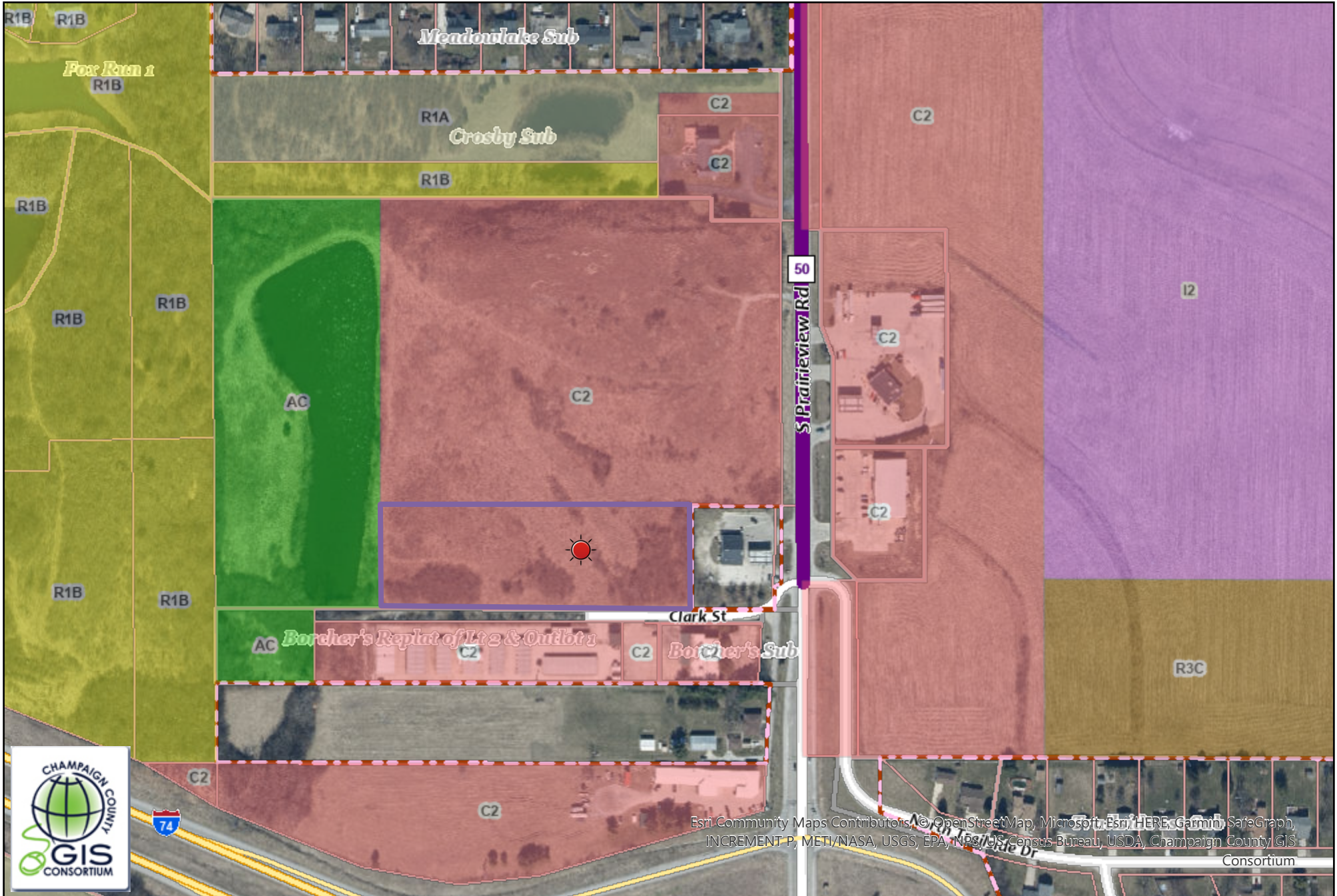
DEPARTMENT HEAD APPROVAL:

/s/ Kelly Pfeifer, Village Planner

VILLAGE ADMINISTRATOR:

/s/ Patrick Brown

MAP2021-03 Kimball Subdivision



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FINAL PLAT

KIMBALL SUBDIVISION

PART OF NW 1/4, SW 1/4, SEC. 13,
T. 20 N., R. 7 E., 3rd. P.M.
MAHOMET, CHAMPAIGN COUNTY, ILLINOIS

APPROVED:

APPROVAL OF THIS MINOR SUBDIVISION FINAL PLAT IS HEREBY GRANTED UNDER THE AUTHORITY OF THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MAHOMET. THIS PLAT SHALL BE RECORDED WITH THE RECORDER OF DEEDS OF CHAMPAIGN COUNTY, ILLINOIS WITHIN ONE (1) YEAR OF THIS DATE, OTHERWISE THIS PLAT SHALL BECOME VOID.

PRESIDENT, MAHOMET BOARD OF TRUSTEES	DATE
MAHOMET VILLAGE ADMINISTRATOR	DATE
MAHOMET VILLAGE PLANNER	DATE
MAHOMET VILLAGE ENGINEER	DATE

- NOTES:
- THE SUBDIVISION IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF MAHOMET.
 - BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83.
 - ALL YARD SETBACKS SHALL BE IN ACCORDANCE WITH THE MAHOMET, ILLINOIS ZONING ORDINANCE.
 - NO PART OF THE AREA COVERED BY THIS PLAT IS SITUATED WITHIN 500 FEET OF A WATERCOURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.
 - THE SUBDIVISION IS LOCATED WITHIN ZONE X (0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE), BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 17019C0208D, DATED OCTOBER 2, 2013.
 - FIELDWORK FOR THIS SUBDIVISION WAS PERFORMED IN NOVEMBER 2021.
 - NO INDEPENDENT REVIEW OF EASEMENTS FOR THIS SUBDIVISION WAS PERFORMED.

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

I, BRYAN K. BRADSHAW, ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 3738 DO HEREBY CERTIFY THAT AT THE REQUEST OF PV403 DEVELOPMENTS, LLC, I HAVE SURVEYED AND SUBDIVIDED THE HEREINAFTER DESCRIBED TRACT OF LAND INTO LOTS AS SHOWN ON THE ATTACHED PLAT. SAID PLAT IS A TRUE REPRESENTATION OF SAID SUBDIVISION, WHICH IS HEREAFTER TO BE KNOWN AS "KIMBALL SUBDIVISION". THE SCALE ON THE PLAT IS AS INDICATED. ALL DISTANCES MARKED ON THE PLAT ARE IN FEET AND DECIMAL PARTS OF FEET. SUBDIVISION AND LOT CORNERS HAVE BEEN MONUMENTED AS SHOWN ON ATTACHED PLAT. I FURTHER CERTIFY THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. THE PROPERTY TO BE SUBDIVIDED AND PLATTED IS DESCRIBED AS FOLLOWS:

A PART OF THE NORTH 20 ACRES OF THE SOUTH 30 ACRES OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 20 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, CHAMPAIGN COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT AN IRON ROD SURVEY MONUMENT AT THE NORTHWEST CORNER OF LOT 103 OF A REPLAT OF LOT 2 AND OUTLOT 1 OF BORCHERS SUBDIVISION RECORDED AS DOCUMENT NO. 2002R23661 IN THE CHAMPAIGN COUNTY RECORDER'S OFFICE, SAID CORNER BEING A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 20 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, A DISTANCE OF 989.42 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE SOUTH 89 DEGREES 51 MINUTES 56 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 103, SAID LINE ALSO BEING THE SOUTH LINE OF THE NORTH 20 ACRES OF THE SOUTH 30 ACRES OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER, A DISTANCE OF 222.40 FEET TO THE NORTHEAST CORNER OF SAID LOT 103 ALSO BEING THE NORTHWEST CORNER OF THE DEDICATED RIGHT-OF-WAY OF CLARK STREET (AUGGIE'S WAY DRIVE); THENCE SOUTH 89 DEGREES 51 MINUTES 56 SECONDS EAST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID CLARK STREET AND SAID SOUTH LINE OF THE NORTH 20 ACRES OF THE SOUTH 30 ACRES OF THE NORTHWEST QUARTER OF SOUTHWEST QUARTER, A DISTANCE OF 157.92 FEET TO A CONCRETE SURVEY MONUMENT BEING THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 06 MINUTES 33 SECONDS WEST, A DISTANCE OF 297.10 FEET TO AN IRON ROD SURVEY MONUMENT; THENCE SOUTH 89 DEGREES 51 MINUTES 56 SECONDS EAST, A DISTANCE OF 688.00 FEET TO AN IRON ROD SURVEY MONUMENT; THENCE SOUTH 00 DEGREES 06 MINUTES 33 SECONDS WEST, A DISTANCE OF 64.86 FEET TO AN IRON ROD SURVEY MONUMENT BEING THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED AS DOCUMENT NO. 2021R01026 IN THE CHAMPAIGN COUNTY RECORDER'S OFFICE; THENCE SOUTH 00 DEGREES 06 MINUTES 33 SECONDS EAST, ALONG THE WEST LINE OF SAID TRACT OF LAND, A DISTANCE OF 232.24 FEET TO AN IRON ROD SURVEY MONUMENT BEING THE SOUTHWEST CORNER OF SAID TRACT OF LAND, ALSO BEING A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF CLARK STREET AND SAID SOUTH LINE OF THE NORTH 20 ACRES OF THE SOUTH 30 ACRES OF THE NORTHWEST QUARTER OF SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 51 MINUTES 56 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF CLARK STREET AND SAID SOUTH LINE OF THE NORTH 20 ACRES OF THE SOUTH 30 ACRES OF THE NORTHWEST QUARTER OF SOUTHWEST QUARTER, A DISTANCE OF 688.00 FEET TO THE POINT OF BEGINNING, ENCOMPASSING 4.692 ACRES, MORE OR LESS, SITUATED IN CHAMPAIGN COUNTY, ILLINOIS.

SIGNED AND SEALED THIS _____ DAY OF _____, 2021

BRYAN K. BRADSHAW
ILLINOIS PROFESSIONAL LAND
SURVEYOR NUMBER 3738

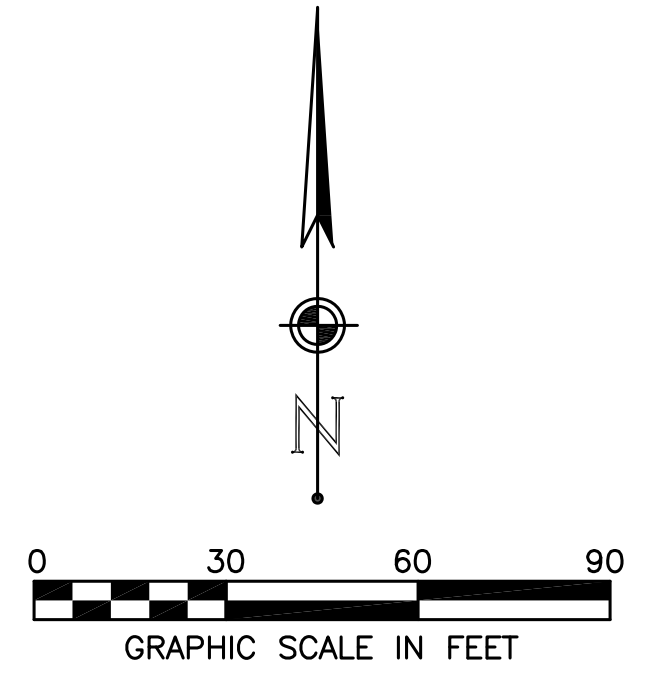


Curve #	Length	Radius	Chord Direction	Chord Length
C1	28.53'	20.00'	N.49° 00' 04"W.	26.17'
C2	93.15'	45.00'	N.67° 26' 27"W.	77.39'
C3	41.83'	45.00'	S.26° 37' 39"W.	40.34'

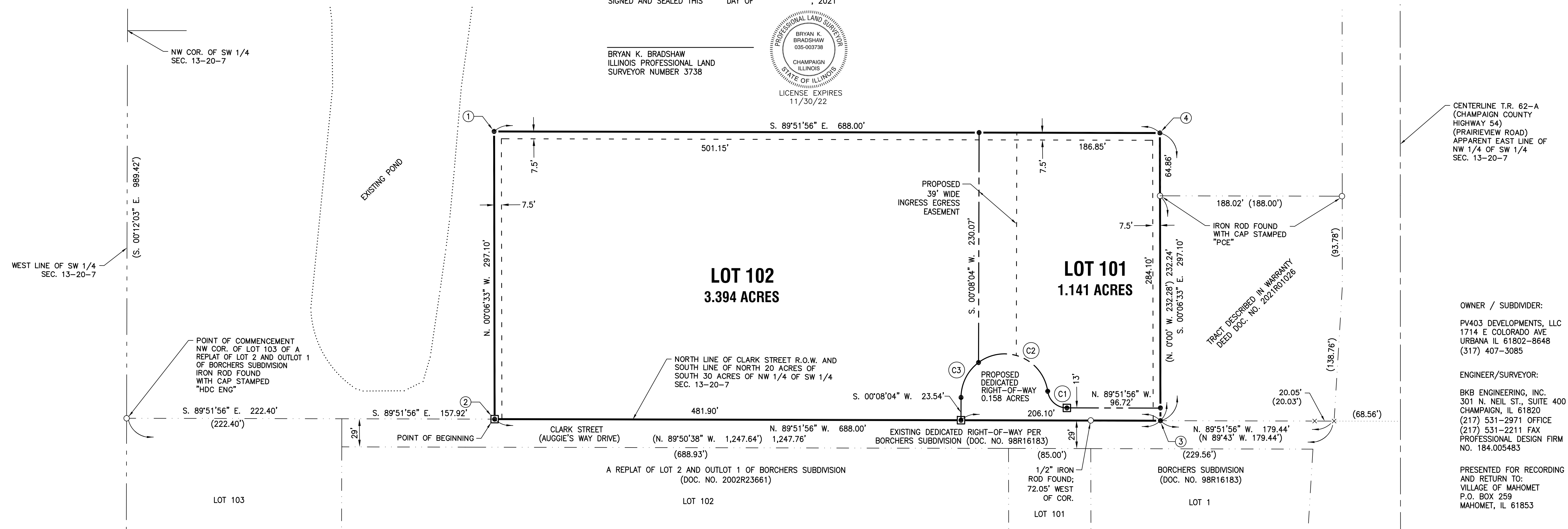
STATE PLANE COORDINATE TABLE

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

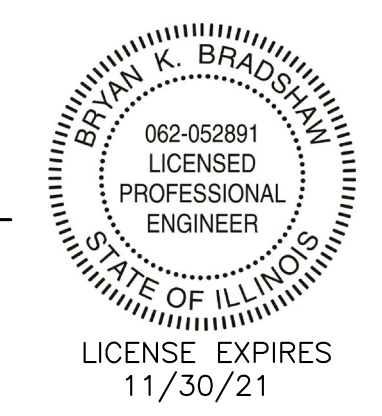
POINT	NORTHING	EASTING
①	1283580.35	974385.24
②	1283283.25	974385.81
③	1283281.64	975073.80
④	1283578.74	975073.24



- LEGEND**
- BOUNDARY OF PLAT
 - - - PROPOSED LOT LINE
 - - - EXISTING LOT LINE
 - - - EXISTING SECTION LINE
 - - - EXISTING CENTERLINE
 - - - PROPOSED UTILITY EASEMENT LINE (UNLESS NOTED)
 - 5/8" IRON ROD SET W/CAP 3738
 - 5/8" IRON ROD SET W/CAP 3738 IN CONCRETE
 - IRON ROD / PIPE FOUND
 - (100')



OWNER: _____ PV403 DEVELOPMENTS, LLC



CENTERLINE T.R. 62-A
(CHAMPAIGN COUNTY
HIGHWAY 54)
(PRAIRIEVIEW ROAD)
APPARENT EAST LINE OF
NW 1/4 OF SW 1/4
SEC. 13-20-7

OWNER / SUBDIVIDER:
PV403 DEVELOPMENTS, LLC
1714 E COLORADO AVE
URBANA IL 61802-8648
(317) 407-3085

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

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



22-01-__

**A RESOLUTION FOR THE BOARD OF TRUSTEES
CONCERNING THE FINAL PLAT FOR
KIMBALL 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 **Kimball Subdivision** submitted certain documents, including final plat and supporting documents, for review and approval by the Village of Mahomet; and,

WHEREAS, the Board of Trustees granted a waiver of the full requirements of the subdivision ordinance to allow a final plat of subdivision of only 4.962 acres from a 26.04 acre parcel commonly known by PIN 15-13-13-300-001 (Res. 21-12-06); and,

WHEREAS, the developer of the proposed **Kimball Subdivision** has requested the following additional waivers from the Village Subdivision Ordinance:

1. Waiver to increase the maximum overland flow distance such that all right of way and lot development of the entirety of the subdivision will be able to surface flow to the offsite detention basin.
2. Waive the preliminary plat filing requirement.
3. Waiver to allow for the dedication of right of way for Clark Street to the minimum necessary to facilitate a 25' B-B curb street pavement from the existing islands in the straightaway and an 80' diameter cul-de-sac east of the current termination of street pavement with 5 feet of grass boulevard.
4. Waiver of the requirement to dedicate right of way, construct sidewalks or street pavement for the extension of Clark Street west of the existing pavement along the southern property line
5. Waiver to allow SVPWD standards for water and sanitary sewer.
6. Waiver to defer the application and submission of construction plans for Clark Street until such time as site development plans are submitted for either lot.
7. Waiver to allow for a 7.5' wide utility easement in lieu of the required 10' along the eastern property line.
8. Waiver of the requirement to plat any utility easement along the southern property line since 29' of unobstructed right of way was dedicated by the adjacent subdivision.
9. Waiver to allow for storm water detention in a facility not within the subdivision.
10. Waiver of the construction of sidewalks along the new and widened Clark Street frontage.

WHEREAS, Village staff and Village Attorney reviewed the Final Plat, and supporting technical documents for proposed **Kimball 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 Plat; and,

WHEREAS, The Village Attorney reviewed the Owner's Certificate, County Clerk's Tax Certificate, and other legal documents for **Kimball Subdivision** and found that subject to minor modifications, they comply with the Subdivision Ordinance requirements; and,

WHEREAS, the developer submitted all required documents per Ordinance; and,

WHEREAS, the Plan and Zoning Commission adopted a resolution recommending the Board of Trustees grant the subdivision and requested waivers; and,



**MAHOMET POLICE DEPARTMENT
MONTHLY REPORT SUMMARY
2021**

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD
METCAD Calls	291	325	337	338	380	361	432	413	339	457	384	280	4337
2020	309	302	239	177	318	348	326	270	254	288	226	243	3300
													YTD
Reports	61	50	66	59	56	62	40	59	60	62	60	45	680
2020	60	77	43	56	69	82	64	62	42	52	69	65	741
													YTD
Criminal Arrests	2	1	2	1				2	1	3	2		14
Traffic Arrests	4						3	2	2	1	1	1	14
Warrant Arrests	1	2	1		1		1			1		1	8
NTA's	1	1	4	2		1	7	1	4	1	1		23
													YTD
Citations	68	50	33	25	32	27	26	41	35	57	37	21	452
Civil Citations				2									2
Written Warnings	147	113	92	95	105	128	149	118	90	138	122	68	1365
													YTD
Regular Hours	1164.35	788	1527.5	1526.25	1669.75	1572	1320.5	2391.75	767.75	1637.75	1509	1424.25	17298.85
Overtime Hours	52.5	20.25	11.25	11.25	52.25	41.25	16.5	70.5	37	66.25	74.5	42.75	496.25
Personal Hours	33.5	4	17	9	5	34	24	18	15.56	10	2	16	188.06
Vacation Hours	192	40	196	5.5	36	48	250.5	188	127.349	16	62	64	1225.349
Sick Hours		8	9	61.5	31	19	43	34	2	24	70	56.5	327
Holiday Hours	176			72		56	56		41		64	112	633
FTO	121.5	81	156.75	120.5	130.5	144.5	168	80					1002.75
Comp Time Earned	20.5	12	10.5	37.5	43	32	39	54	14.25	67.25	14.25	50.25	394.5
Comp Time Used	26.5	2	18.5	30.75	50.25	54.5	58	87.25	9.25	56.25	53	91.25	537.5
TOTAL	1786.85	955.25	1946.5	1874.25	2017.75	2001.25	1975.5	2923.5	1014.159	1877.5	1848.75	1857	22078.26
													YTD
Training Hours	24	56	24	88	72	56	4	20	64	32	88	40	568
Patrol Miles Driven	14712	8964	7716	8611.8	7818.2	9386	8943	7328	6482	6134	4699.5	4799	95593.5
Burning Complaints	0	0											0
ESDA Events	0	0											0
Animal Calls	3	8	4	15	10	8	7	7	7	6	5	7	87



MEMORANDUM
TO THE
BOARD OF TRUSTEES



ITEM: Monthly Report – December Report	DEPARTMENT: Park & Recreation Department
AGENDA SECTION: Department Reports	AMOUNT: n/a
ATTACHMENTS: () ORDINANCE () RESOLUTION () OTHER SUPPORTING DOCUMENTS	DATE: 1/18/2022
<p>Programming / Admin</p> <ul style="list-style-type: none"> • 2022 Program Guide is OUT! – Proud of our key staff for the wide array of quality programming to meet our community’s demands (Denise) and for the great marketing piece we present (Johanna) <ul style="list-style-type: none"> • Check it out here - https://online.anyflip.com/omvx/gufk/mobile/index.html?010422 • Basketball – starts soon, coaches meetings held, recruiting/scheduling staff • Winter sessions of Bags League, Pickleball League, Volleyball and Open Gyms, Soccer Clinic being advertised • Adult Open Gym has begun for winter session @ Middletown Prairie, Zumba, Yoga, Pound ongoing • Ongoing Marketing / promoting upcoming programs, social media – sent out January Electronic Rec Connect Newsletter • Last call for 2022 sponsors basically – collected around \$22, 000 so far, goal is \$25,000 • All known and planned 2022 programming has been put into our recdesk online software and is live • Sent annual email reminder for alerts and process reminder to known park users for spring/summer athletic facility rentals • Coordinating a postcard mailing piece that serves as a reminder to visit/check out our electronic program guide. <p>CIP Project</p> <ul style="list-style-type: none"> • Barber Project <ul style="list-style-type: none"> ○ Due to current weather, the progress has slowed significantly. ○ Ongoing coordination/scheduling of various contractors • Tennis/Pickle <ul style="list-style-type: none"> • ESA have been completed for both projects. Scheduling kickoff meeting with consultant for later this month. <p>Parks Maintenance</p> <ul style="list-style-type: none"> • As per annual operations, updated park lock codes and refreshed with new master access codes • Repaired broken exit light at Sangamon on main gym • Building new 13 acres park sign, Grading and added material to 13 acres parking lots • Completed overdue tree maintenance, invasive removal at 13 Acres park • Cleaned and repaired basketball hoops at Sangamon on main gym • Trash collection weekly • Developed winter work list 	
DEPARTMENT HEAD APPROVAL: 	VILLAGE ADMINISTRATOR: 



MEMORANDUM
TO THE
BOARD OF TRUSTEES

ITEM: Monthly Report.	DEPARTMENT: Community Development
AGENDA SECTION: Administrator's Report	AMOUNT: NA
ATTACHMENTS: None	DATE: For January 18, 2022

Commercial Site Development:

Active/permitted commercial site (re) development:

1. 203/205 E Oak Street – demo of existing home and detached garage in prep for multi-use. Conditional use permit for mixed used granted in 2021
2. 305 S Prairieview Road – parking lot expansion to support building expansion and remodeling
3. 307 E Oak Street – complete gut and rebuild; removal of parking lot and access, new access drive and parking lot.
4. Solace of Mahomet – second and final phase. 5 apartment buildings and egress onto McDougal
5. 1101 Patton Drive plus private road – conditional use required for full buildout. Site plan approved and under construction for full build out. Detention basin, 8 multi-family building pads, 18 single family detached homes, clubhouse building and parking lot.
6. 1102 Churchill Road – fit out of last vacant space of the Churchil Commons commercial center
7. 1826 Patton Drive – multi-building site plan approved; permit issued for first building shell. Fit outs depending on PZC recommended conditional use permit

In Review/application:

1. 1802 Patton Drive – draft site development plan for large sit down restaurant.
2. Clark Street – off Prairieview Road. Two lot development. Mini-warehousing and flex commercial buildings.
3. 214 S Lake of the Woods Road – subdivision or change to approved site development plan
4. Tin Cup Campground – alterations to pads-sites

Subdivision Construction:

- **Thornewood LSRD Phase 1 Sub** –RECORDED. Thirty-six (36) detached single family lots.
- **Sangamon Fields LSRD Phase 2 Sub** –Recording imminent for 40 detached single family lots
- **Hunters Ridge 7 part 1 and 2** – Recording imminent for 41 detached lots and 16 attached lots.
- **Conway 5th** – RECORDED. Seven (7) detached single family home lots.
- **Vision South Replat of lot 101** – RECORDED. one commercial lot split into two commercial lots.

Vacant lot status:

There are 96 residential single family lots throughout major neighborhoods. By Spring, another 98 lots will be available. .

<i>Subdivision</i>	<i>Lots on 1/1/2022</i>	<i>1st Qtr 2022</i>
Conway Farms	10	
Harvest Edge	8	
Hunters Ridge	0	58
Prairie Crossing	9	
Ridge Creek	14	
Sangamon Fields	10	40
Thornewood	38	
Whisper Meadow	7	
TOTAL	96	98

Dec 2021 and 4th QTR - Building Permit status and comparison:

2021 closed quietly for new home construction and due to delayed recording of 4 subdivisions, only 71 new home permits were issued in 2021. Comparatively, 2020 saw 84 home permits issued. With only 58 vacant lots with power by year end, it is definitely inventory and not demand that is the cause of the lower number. Ameren is installing power in Thornewood to support its recently recorded 38 lots. Further, as the chart previously indicated, there are 98 more lots soon to be recorded that will be available for Spring 2022 builds.

12/14/2020 - 12/31/2020										
Single Family Residential (SFR)			New Commercial			Residential Investments				
MPWD	3	SVPWD	1	Single Use	0	\$0.00	Accessory	2	\$16,000.00	
Well	0			Multi Use	0	\$0.00	Additions	0	\$0.00	
Detached	2	Zerolot	2	Total Reported		\$0.00	Decks	0	\$0.00	
Total SFR Permits			4	Existing Commercial			Fence	8	\$41,355.00	
Total Reported Value SFR			\$1,224,800.00	Fit Outs	0	\$0.00	Pool	0	\$0.00	
Multi-Family				Change of Use	0	\$0.00	Misc.	0	\$0.00	
Buildings	0	Value	\$0.00	Temporary	0	\$0.00	Total Reported Value			\$57,355.00
Units	0			Signs	0	\$0.00	Right of Way Permits			
TOTAL RESIDENTIAL CONSTRUCTION VALUE			\$1,224,800.00	TOTAL COMMERCIAL CONSTRUCTION VALUE			\$0.00	Utilities	0	\$0.00
								Dec 13 - Dec 31 Construction Permits	14	

12/14/2021 - 12/31/2021										
Single Family Residential (SFR)			New Commercial			Residential Investments				
MPWD	0	SVPWD	0	Single Use	0	\$0.00	Accessory	0	\$0.00	
Well	0			Multi Use	0	\$0.00	Additions	0	\$0.00	
Detached	0	Zerolot	0	Total Reported		\$0.00	Decks	0	\$0.00	
Total SFR Permits			0	Existing Commercial			Fence	0	\$0.00	
Total Reported Value SFR			\$0.00	Fit Outs	0	\$0.00	Pool	0	\$0.00	
Multi-Family				Change of Use	0	\$0.00	Misc.	0	\$0.00	
Buildings	0	Value	\$0.00	Temporary	0	\$0.00	Total Reported Value			\$0.00
Units	0			Signs	0	\$0.00	Right of Way Permits			
TOTAL RESIDENTIAL CONSTRUCTION VALUE			\$0.00	TOTAL COMMERCIAL CONSTRUCTION VALUE			\$0.00	Utilities	0	\$0.00
								Dec 13 - Dec 31 Construction Permits	0	

4th Quarter 2020										
Single Family Residential (SFR)			New Commercial			Residential Investments				
MPWD	5	SVPWD	10	Single Use	0	\$0.00	Accessory	12	\$116,131.60	
Well	0			Multi Use	0	\$0.00	Additions	6	\$200,771.60	
Detached	13	Zerolot	2	Total Reported		\$0.00	Decks	5	\$14,800.00	
Total SFR Permits			15	Existing Commercial			Fence	29	\$165,768.17	
Total Reported Value SFR			\$499,800.00	Fit Outs	0	\$0.00	Pool	0	\$0.00	
Multi-Family				Change of Use	0	\$0.00	Misc.	2	\$18,000.00	
Buildings	3	Value	\$1,500,000.00	Temporary	0	\$0.00	Total Reported Value			\$515,471.37
Units	10			Signs	4	\$17,515.45	Right of Way Permits			
TOTAL RESIDENTIAL CONSTRUCTION VALUE			\$1,999,800.00	TOTAL COMMERCIAL CONSTRUCTION VALUE			\$17,515.45	Utilities	7	\$0.00
								4th Qtr Construction Permits	83	

4th Quarter 2021										
Single Family Residential (SFR)			New Commercial			Residential Investments				
MPWD	9	SVPWD	5	Single Use	0	\$0.00	Accessory	6	\$38,915.00	
Well	0			Multi Use	1	\$432,879.20	Additions	1	\$44,655.00	
Detached	10	Zerolot	4	Total Reported	1	\$432,879.20	Decks	3	\$38,700.00	
Total SFR Permits			14	Existing Commercial			Fence	23	\$203,922.00	
Total Reported Value SFR			\$4,707,700.00	Fit Outs	1	\$120,000.00	Pool	1	\$95,500.00	
Multi-Family				Change of Use	0	\$0.00	Misc.	5	\$22,800.00	
Buildings	1	Value	\$1,090,000.00	Temporary	0	\$0.00	Total Reported Value			\$444,492.00
Units	5			Signs	2	\$28,761.00	Right of Way Permits			
TOTAL RESIDENTIAL CONSTRUCTION VALUE			\$5,797,700.00	TOTAL COMMERCIAL CONSTRUCTION VALUE			\$581,640.20	Utilities	2	\$0.00
								4th Qtr Construction Permits	60	

2020 – 2021 a two year review of Residential Building Permits

In 2020 the last three (3) buildings in the Heather Drive townhomes development were constructed at a cost of \$1.5 million. These 10 units with 30 bedrooms were the only multi-family permitted that year. In early 2021 we issued permits for the remainder of Solace of Mahomet. Those 5 buildings include 202 bedrooms in 106 units at a total construction cost of \$8.3 million. The Reserves of Mahomet (off of Patton Drive) began the construction of 10 new detached homes for rent in its new complex adding a total of 30 bedrooms across its ten (10) units at a total construction cost of \$1.84 million. This two-year total is 262 bedrooms in multi-family buildings. The total reported construction cost of these buildings was \$11.6 million.

Like in multi-family, we track bedrooms in our single family home permits. In 2020 the 84 new homes permitted included 351 bedrooms. In 2021, the 71 homes included 298 bedrooms for a two year total of 649 bedrooms in the 155 single family homes. The total reported construction cost of these homes was \$48.2 million.

Permit Year End Review 2020					
2020					
Single Family Home Permits					
Mahomet Water District	47	SVPWD	38	Well	0
<i>Type of Structure</i>		<i>Bedrooms</i>			
<i>Detached</i>		78 339			
<i>Attached</i>		6 12			
Total New Home Permits	84	351			
Total Reported Value	\$24,121,787.00				
Multi-Family Home Permits					
Permits	3	Units	10	Bedrooms	30
Total Reported Value	\$1,500,000.00				
New homes		84	Total Dwelling Units		94
Rental dwelling units		10	Total Bedrooms		381
Total Building Permits YTD 440					
Permit Year End Review 2021					
2021					
Single Family Home Permits					
Mahomet Water District	43	SVPWD	28	Well	0
<i>Type of Structure</i>		<i>Bedrooms</i>			
<i>Detached</i>		67 290			
<i>Attached</i>		4 8			
Total New Home Permits	71	298			
Total Reported Value	\$24,093,726.00				
Multi-Family Home Permits					
Permits *	7	Dwelling Units	116	Bedrooms	232
Total Reported Value	\$10,140,000.00				
New homes		71	Total Dwelling Units		187
Rental dwelling units		116	Total Bedrooms		530
* 5 multi-dwelling buildings ; 1 permit for a set of 5 ranch homes; 1 permit for a set of 5 two story homes					
Total Building Permits YTD 374					

Interestingly, the increase in construction/material costs is very apparent in the 2021 numbers. The 84 homes in 2020 cost only \$28,000 more than the 71 in 2021.

Other stats over the recent two calendar years (2020 and 2021):

- 4.19 = The average number of bedrooms in a new single family home
- 2.08 = The average number of bedrooms in a new multi-family dwelling
- Over \$48 million in residential new single family home construction

- \$2.8 million in residential improvements like fences, decks, additions (see adjacent chart).

2020 v 2021 - Residential Property Investments					
2020	# Permits		2021	# Permits	
Accessory	54	\$396,520.09	Accessory	61	\$327,144.05
Additions	23	\$881,629.18	Additions	14	\$982,259.63
Decks	34	\$221,500.00	Decks	15	\$151,230.41
Fence	125	\$627,085.38	Fence	118	\$756,291.95
Pool	32	\$677,567.00	Pool	25	\$599,120.00
Misc.	24	\$31,800.00	Misc.	22	\$79,650.00
Total Reported Value		\$2,836,101.65	Total Reported Value		\$2,895,696.04
Right of Way Permits			Right of Way Permits		
Utilities	34	\$0.00	Utilities	9	\$0.00

2020-2021 a two year review of Commercial Building Permits

The stats on commercial permits is not as indicative of commercial investment that occurred in the community. Not all commercial projects require building permits. Commercial interior space changes can occur without permits and yet be fairly substantial in cost for the tenant making the space work for their business. The 2020-2021 comparison is below.

2020 Commercial Property Investments			
New Commercial			GSF
Single Use	1	\$1,050,000.00	6185
Multi Use	1	\$900,000.00	6393
<i>Total</i>	2	<i>\$1,950,000.00</i>	<i>12578</i>
Existing Commercial			GSF
Fit Outs	3	\$464,000.00	5185
Change of Use	2	\$0.00	0
Temporary	4	\$1,000.00	NA
Signs	16	\$86,122.45	NA
TOTAL COMMERCIAL CONSTRUCTION		\$2,501,122.45	17,763
2021 Commercial Property Investments			
New Commercial			GSF
Single Use	1	\$0.00	2876
Multi Use	1	\$432,879.20	4966
<i>Total</i>	2	<i>\$432,879.20</i>	<i>7842</i>
Existing Commercial			GSF
Fit Outs	3	\$150,000.00	7434
Change of Use	0	\$0.00	0
Temporary	3	\$21,300.00	NA
Signs	14	\$135,373.30	NA
TOTAL COMMERCIAL CONSTRUCTION		\$739,552.50	15276

DEPARTMENT HEAD APPROVAL:
 /s/ Kelly Pfeifer

VILLAGE ADMINISTRATOR:
 /s/ Patrick Brown



JANUARY 2022
OPERATORS REPORT

WATER SYSTEMS OPERATION AND MAINTENANCE

- 1- December 2021 daily average water production 448,000 gallons/day. December 2020 daily average water production 423,000 gallons/day.
- 2- Matt Gregory and I logged in several training hours online for water/wastewater license renewal.
- 3- Flushed and Collected all the necessary coliform samples for new construction water main for Hunters Ridge 7th. And Conway Farms phase 5. Submitted and received operating permits from EPA to put in service.
- 4- Well #5 pump motor in Brooks-Warfel Park was pulled and replaced along with 160' of six-inch steel drop pipe. Well is back in service after testing.
- 5- Prepared and submitted monthly EPA reports. Collected routine coliform samples.
- 6- Read water meters.
- 7- Graded and seeded disturbed areas from water service repair on Edgewood Drive.
- 8- Installed new rebuild kit for the chlorine ejector at the water plant.

WASTEWATER SYSTEMS OPERATION AND MAINTENANCE

- 1- December 2021 daily average influent to the plant 642,000 gallons/day. December 2020 daily average influent to the plant 492,000 gallons/day.
- 2- Installed new impeller and mechanical seal on pump #1 at Nazarene lift Station.
- 3- Installed maintenance kit in one of the liquid chlorine feed pumps for excess flow treatment.